

Self Storage Investment Opportunity



Storage On Self Storage Portfolio



2025 1st Avenue
2300 4th Avenue
505 18th Avenue
Greeley, CO 80631

Presented by:

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LIST PRICE: Unpriced - Offers Due: Tuesday, March 24th

INVESTMENT HIGHLIGHTS

- Opportunity to acquire a three-property self storage portfolio in Greeley, CO offering immediate scale and operational efficiencies across a single trade area
- Mom-and-pop owner managed portfolio presents immediate upside through implementation of professional management
- Limited operational oversight has contributed to declining occupancy – currently at 53% - creating a clear lease up opportunity for a new owner to drive occupancy toward submarket benchmarks materially improving cashflow
- Expansion potential at Storage on 18th provides a future growth opportunity through construction of additional climate controlled units to capture evolving customer demand

PORTFOLIO DETAILS

Storage RSF:	59,036
Parking SF:	5,250
Storage Units:	496
Parking Spaces:	43
Portfolio Occ.	53%



