

FOR SALE... 89 UNIT SELF STORAGE INVESTMENT...WITH OTHER INCOME OPPORTUNITY



4886 South 139TH Road Bolivar Mo 65613



FOR INFORMATION CONTACT REECE COMMERCIAL...

Skip Liebman Email: sliebman@reececommercial.com Direct: 417-888-3231 Mobile: 417-849-3374

Sam Craft Email: samcraft@reececommercial.com Direct: 417-883-6666 Mobile: 417-955-1232

DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.



FOR SALE... 89 SELF STORAGE UNIT INVESTMENT WITH OTHER INCOME OPPORTUNITY

4886 South 139TH Road Bolivar Mo 65613



PROPERTY HIGHLIGHTS:

- ◆ Zoning: N/A
- ◆ Built: 1991
- ◆ Land Area: 0.76 acre or +/-33,106 SF
- ◆ Building & Office S/F: 13,606
- ◆ Units: 89 plus Office
- ◆ Utilities: Electricity, propane,, well and Septic shared

PROPERTY SUMMARY:

- ◆ Easy Access... located just off MO STATE HWY 13
- ◆ 24-hour availability
- ◆ 89 Units... 38 10x20; 2 10x30; 38 12x13; 6 12x26; 5 5x10
- ◆ 20 X 20 . 1 Office rents separately for \$500 month
- ◆ Gravel drives
- ◆ Strategically located between Buffalo & Springfield, MO
- ◆ Five recreational lakes nearby

FOR INFORMATION CONTACT REECE COMMERCIAL...

Skip Liebman Email: sliebman@reececommercial.com Direct: 417-888-3231 Mobile: 417-849-3374

Sam Craft Email: samcraft@reececommercial.com Direct: 417-883-6666 Mobile: 417-955-1232

DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.



FOR SALE... 89 SELF STORAGE UNIT INVESTMENT WITH OTHER INCOME OPPORTUNITY

4886 South 139TH Road Bolivar Mo 65613



It's our pleasure to introduce 89 Storage Units located in Bolivar, MO at 4880 S 139th St. This Self Storage investment offers the people of Bolivar and surrounding area secure storage for their personal property. Strategically located between Buffalo & Springfield, MO and conveniently located near five recreational lakes. Bolivar storage units range in size from 10x5 feet to 12 X 26 feet and have sturdy metal walls. Units are all secured by tenants personal lock.

| # Units | Size | Monthly Rent |
|---------|--------|---------------|
| 38 | 10x20: | \$55.00 |
| 2 | 0X30 | \$65.00 |
| 38 | 12X13 | \$45.00 |
| 6 | 12X26 | \$100.00 |
| 5 | 5X10 | \$35.00 |
| 1- | office | \$500 monthly |

PRICE: \$729,000 / \$53.58 square foot



FOR INFORMATION CONTACT REECE COMMERCIAL...

Skip Liebman Email: sliebman@reececommercial.com Direct: 417-888-3231 Mobile: 417-849-3374
 Sam Craft Email: samcraft@reececommercial.com Direct: 417-883-6666 Mobile: 417-955-1232

DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.



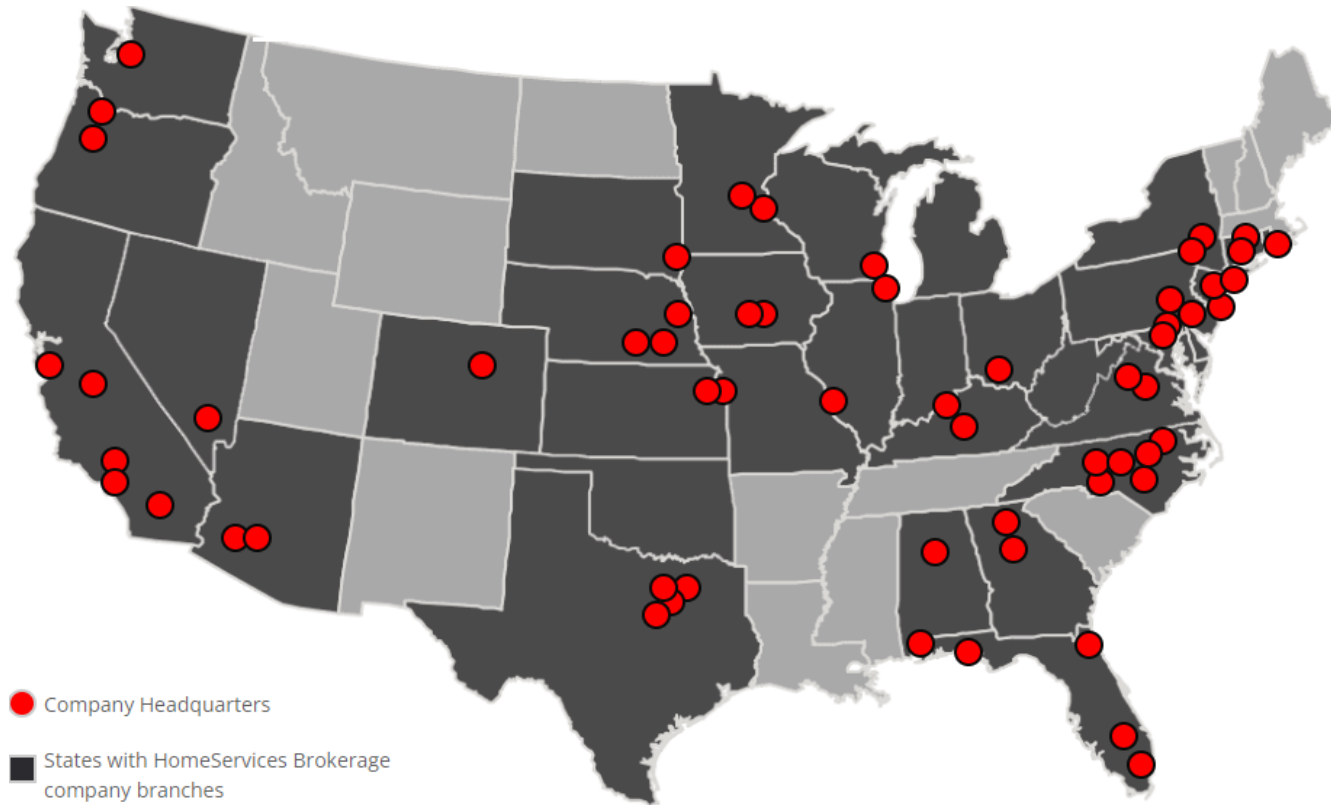
REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

Local leadership. National footprint.

Our global reach and our national affiliation with Berkshire Hathaway, combined with our local/regional knowledge of the market will connect you with active buyers, sellers, tenants and Landlords



FOR INFORMATION CONTACT REECE COMMERCIAL...

Skip Liebman

Email: sliebman@reececommercial.com

Direct: 417-888-3231

Mobile: 417-849-3374

Sam Craft

Email: samcraft@reececommercial.com

Direct: 417-883-6666

Mobile: 417-955-1232

DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.