

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Rantoul Storage



112 E. Flessner Ave.  
Rantoul, IL 61866

Presented by:

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**LIST PRICE: \$2,500,000**

### INVESTMENT HIGHLIGHTS

- Opportunity to purchase a brand new self storage property that has achieved 99% occupancy within its first year of opening
- Additional 16,000 RSF of storage buildings approved for expansion
- Conveniently located just minutes from downtown and close to the Rantoul Public Library
- Property currently has a waiting list of tenants waiting to rent

### PROPERTY DETAILS

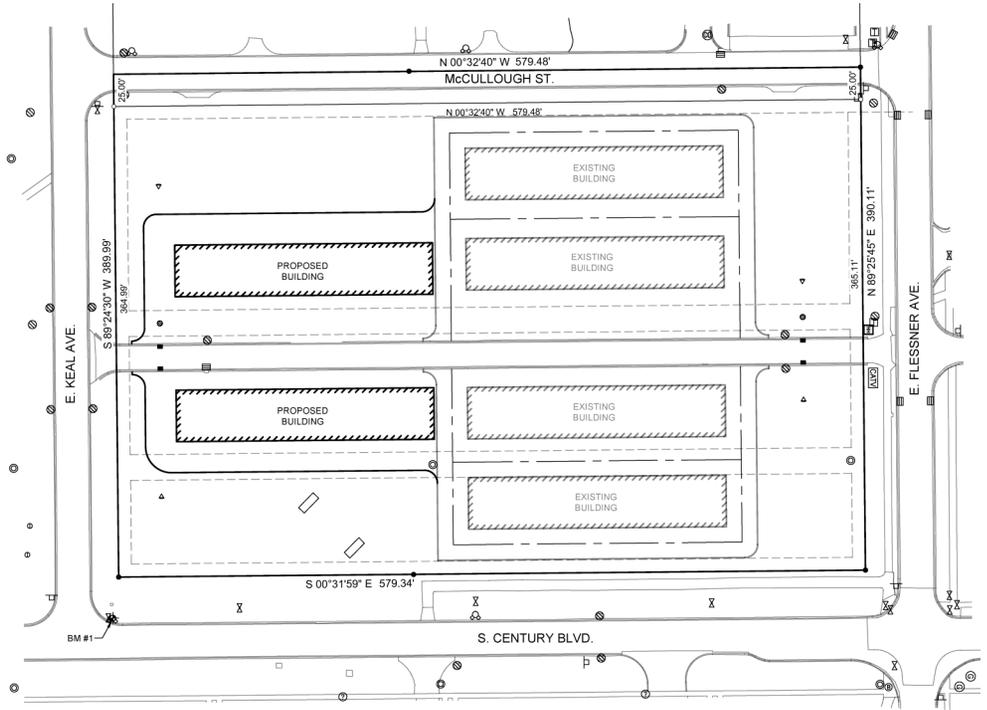
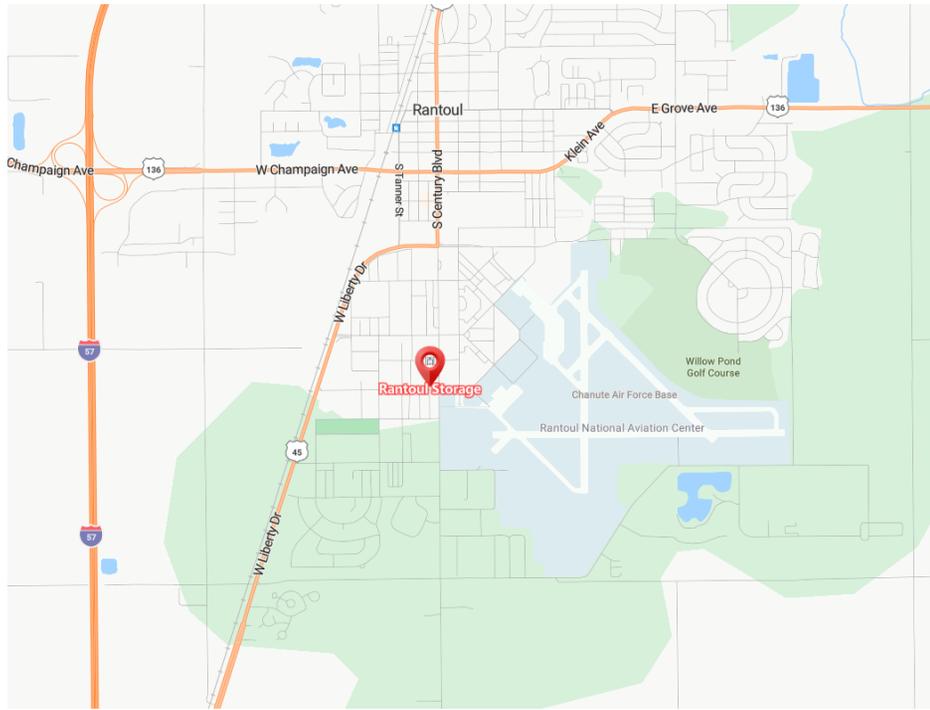
RSF Storage: 32,000

Units: 180

Built: 2024

Expansion Land: Yes





Argus Self Storage Advisors and Bruce Bahrmassel have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.

