

ALL SECURE STORAGE FACILITY

TURN KEY SELF-STORAGE INVESTMENT

ASKING PRICE: \$4,050,000

GROSS INCOME: 2024- \$333,000/YEAR



**1141 Sequoia Way
Montrose, CO
81401**

✉ becca@posner.properties

☎ 970-424-2281

🌐 www.venturegj.com

All Secure Storage

1141 Sequoia Way
Montrose, CO 81401



This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Venture Group broker or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without express written consent.

Interested buyers should be aware that the Seller is selling the property "as is" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the property and all improvements therein, either independently or through agents of the buyer's choosing.

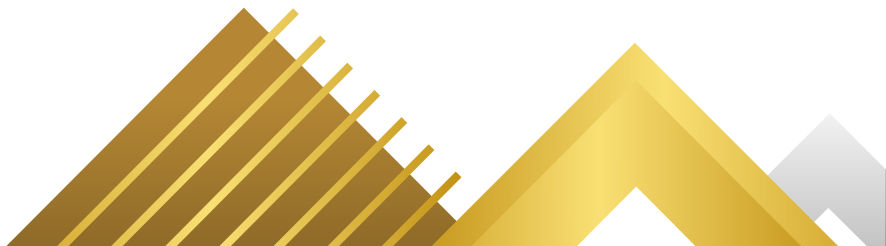
The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be (i) presented in the form of a no-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the property and all other expenses, professional or otherwise, incurred by them.

✉ becca@posner.properties

☎ 970-424-2281

🌐 www.venturegj.com



All Secure Storage

1141 Sequoia Way
Montrose, CO 81401



IMMACULATE, TURN-KEY BUSINESS FOR SALE

An outstanding opportunity to acquire a modern, secure, and income-generating self-storage facility. Built in 2019, ALL Secure Storage is a well-maintained, turnkey business with strong in-place cash flow and clear upside potential. Strategically located and boasting excellent curb appeal, this asset is ideal for both experienced operators and new investors looking to enter the self-storage market.



PROPERTY HIGHLIGHTS:

- APPROXIMATELY 60,200 SF OF RENTABLE STORAGE SPACE
- 345 TOTAL UNITS – MIX OF SIZES FOR RESIDENTIAL AND COMMERCIAL TENANTS
- 90% OCCUPIED – STRONG CURRENT OCCUPANCY WITH ROOM TO GROW
- VALUE-ADD OPPORTUNITY – POTENTIAL FOR RENTAL RATE INCREASES, EXPANSION, OR ADDITIONAL REVENUE STREAMS
- GROSS INCOME: 2024
~\$333,000/YEAR



ASKING \$4.2M

- TURNKEY CONDITION – IMMACULATEDLY MAINTAINED, NO DEFERRED MAINTENANCE
- BUILT IN 2019 – MODERN CONSTRUCTION WITH UP-TO-DATE FEATURES AND SYSTEMS
- GATED, FULLY FENCED PROPERTY WITH KEYPAD ACCESS AND 24/7 SECURITY FEATURES

✉ becca@posner.properties

☎ 970-424-2281

🌐 www.venturegj.com

All Secure Storage

1141 Sequoia Way
Montrose, CO 81401



INVESTMENT HIGHLIGHTS:

- RECESSION-RESISTANT ASSET CLASS WITH CONSISTENT TENANT DEMAND
- HIGH-QUALITY FACILITY IN AN ESTABLISHED AND GROWING MARKET
- POTENTIAL TO INCREASE OCCUPANCY AND RENTAL RATES TO BOOST RETURNS
- MINIMAL MANAGEMENT OVERHEAD – IDEAL FOR SEMI-PASSIVE INVESTORS
- PRICED TO SELL , OFFERING STRONG CASH FLOW AND LONG-TERM UPSIDE

Operating Income and Rental Analysis

Page 1

All Secure Storage

Printed Date

08/05/2025

4:31:18 PM

Size Description	Total Units	Standard Rate	Potential Gross	Number Rented	Percent Rented	Potential Rent	Actual Rent	Economic % Occupancy
0 x 0 Access only	1	0.00	0.00	0	0.0	0.00		0.0
5 x 10 - Montrose 3 foot dc	12	65.00	780.00	11	91.7	715.00	710.00	91.0
10 x 10 - Montrose 8 foot d	100	80.00	8,000.00	67	67.0	5,360.00	5,607.00	70.1
10 x 20 - Montrose 8 foot d	189	99.00	18,711.00	173	91.5	17,127.00	18,530.00	99.0
10 x 30 - Montrose 8 foot d	24	155.00	3,720.00	21	87.5	3,255.00	3,221.00	86.6
5 x 20 - Montrose 3 foot dc	1	100.00	100.00	0	0.0	0.00	90.00	90.0
10 x 25 - Montrose	18	145.00	2,610.00	18	100.0	2,610.00	2,602.00	99.7
Totals:	7	345	\$33,921.00	290	84.1	\$29,067.00	30,760.00	90.7

✉ becca@posner.properties

☎ 970-424-2281

🌐 www.venturegj.com

All Secure Storage

1141 Sequoia Way
Montrose, CO 81401



✉ becca@posner.properties

☎ 970-424-2281

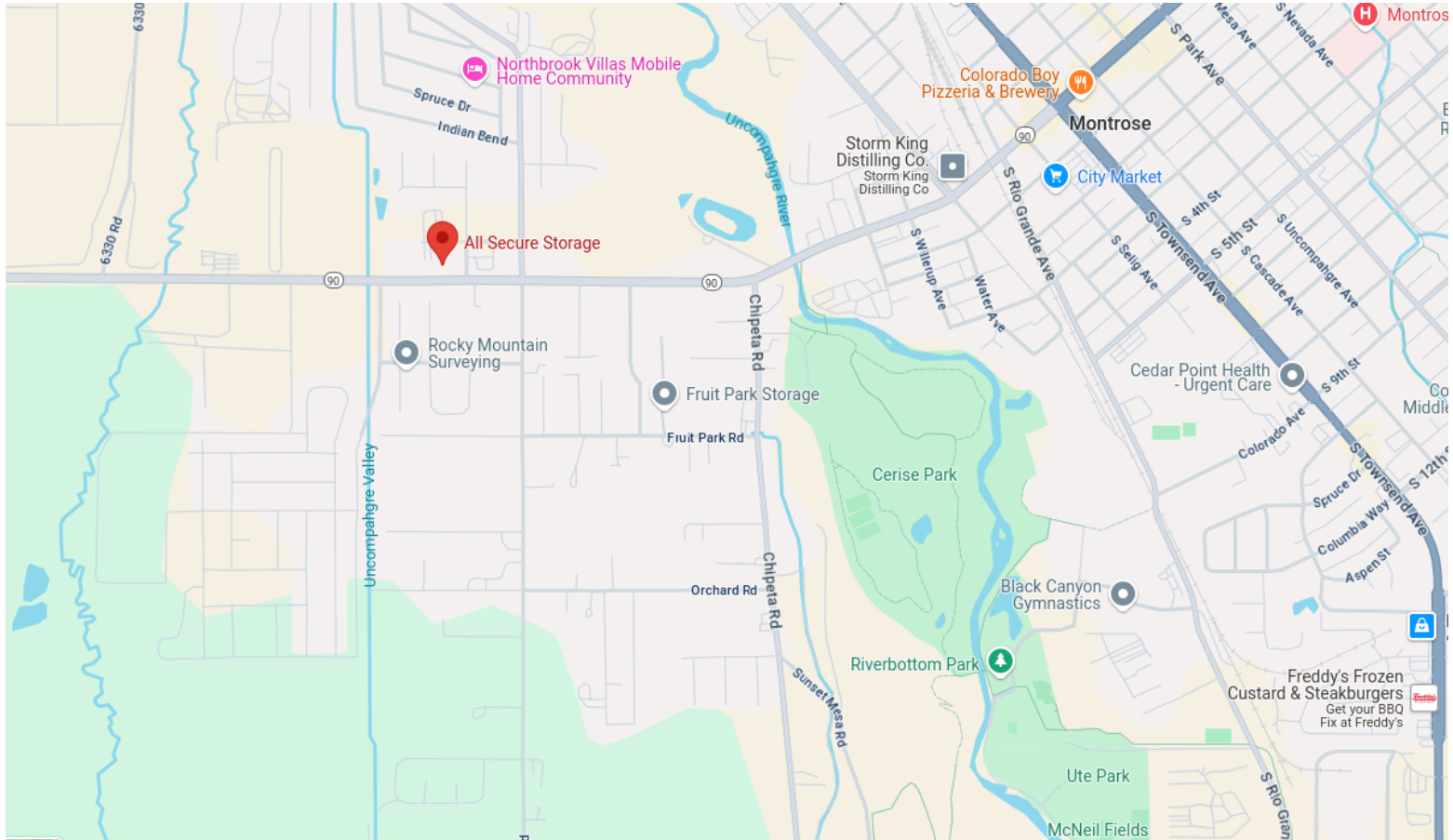
🌐 www.venturegj.com



All Secure Storage

1141 Sequoia Way

Montrose, CO 81401



✉ becca@posner.properties

☎ 970-424-2281

🌐 www.venturegj.com

All Secure Storage

1141 Sequoia Way
Montrose, CO 81401



POPULATION

Total Population	44,806
Average Age	24
% Male	47.9
% Female	50.3

HOUSEHOLD & INCOME

Total Households	17,529
Median HH income	\$66,072

DISTANCE TO ...

Grand Junction	59.9 miles	Glenwood Springs	140 miles
Delta	22 miles	Aspen	135 miles
Telluride	65.7 miles	Denver	265 miles
Salt Lake City	343 miles	Durango	107 miles

✉ becca@posner.properties

☎ 970-424-2281

🌐 www.venturegj.com



All Secure Storage

1141 Sequoia Way
Montrose, CO 81401



MONTROSE COUNTY DEMOGRAPHICS

POPULATION

44,806

MEDIAN AGE

45.7

UNEMPLOYMENT
RATE

5.1%

AVERAGE
ANNUAL WAGE

\$50,848

POPULATION PER SQUARE MILE

19

FEATURES

- Extensive Infrastructure
- Montrose Regional Airport
- Black Canyon of the Gunnison National Park
- Exceptional quality of life

AVERAGE
LABOR FORCE

20,197

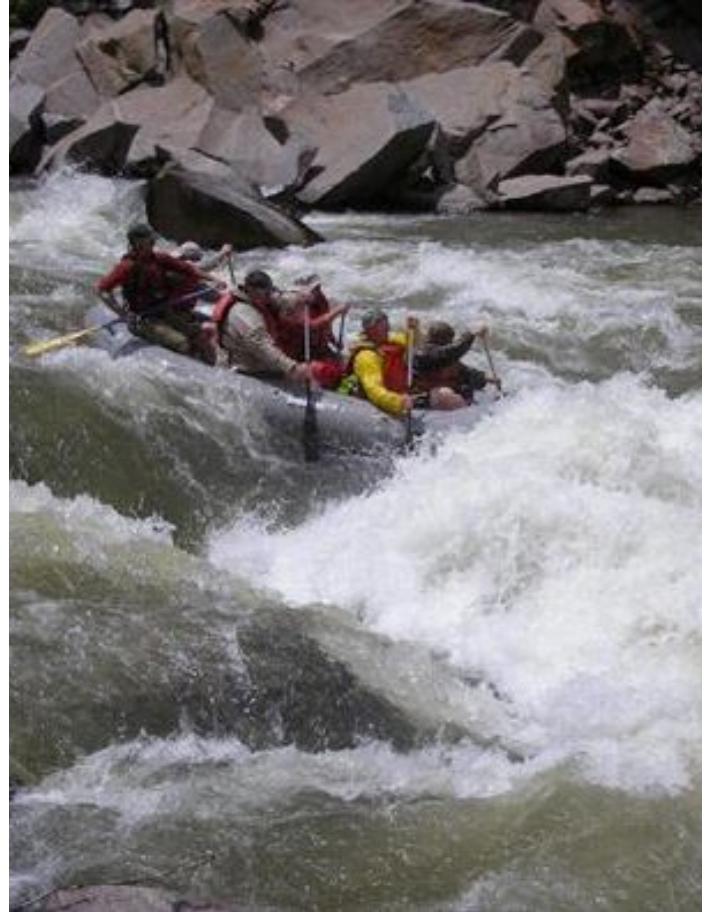
✉ becca@posner.properties

☎ 970-424-2281

🌐 www.venturegj.com



HIKING, BIKING, KAYAKING, SKIING, ROCK/ICE CLIMBING, HOT SPRINGS AND MORE!



All Secure Storage

1141 Sequoia Way
Montrose, CO 81401



Don't miss this rare opportunity to own a clean, secure, and profitable self-storage business with proven performance and room to grow. For Financials & Property Tour Contact:

BECCA POSNER

✉ becca@posner.properties

☎ 970-424-2281

🌐 www.venturegj.com

I started my career in commercial real estate in 2017, and I believe I bring a unique blend of insight, dedication, and a passion for community growth to every transaction.

Specializing in leasing, acquisitions, investment transactions, and development projects, I work closely with clients to identify opportunities that align with their goals while contributing to the continued growth and vitality of the Grand Valley.

Before transitioning into real estate, I spent 15 years as a dedicated educator in the public school system. I hold a Master's degree in Education from Western University, and I bring the same commitment to service, strategic thinking, and problem-solving from the classroom into every real estate transaction. My background as an educator instilled in me the importance of communication, trust, and problem-solving—skills that continue to guide my work in commercial real estate today.

As a Certified Commercial Investment Member (CCIM), I am equipped with advanced expertise in financial and market analysis, enabling me to guide investors and business owners through complex deals with confidence and clarity. I am committed to delivering value through in-depth market knowledge, analytical expertise, and client-first service.

Whether helping a local business find its first retail space or supporting a large-scale development project, I thrive on being a part of transformative growth in our region and empowering others through real estate.

It's an honor to be a part of my clients' financial growth, and I am energized by the lasting relationships that come as a result. I will tailor my expertise to the unique needs of my clients, whether they are growing, downsizing, relocating, leasing, owning, or selling; or strictly investing. In my "downtime" I am a lover of skiing, camping, rafting and scenic drives.