

Self Storage Investment Opportunity



Storage W

300 W. 29th St.
South Sioux City, NE 68776

Presented by:

**BEN VESTAL, COLE CAROSELLA
& MATTHEW COX**

Argus Self Storage Advisors

303-317-6469 / bvestal@argus-realestate.com

720-909-8602 / cole@argus-realestate.com

720-909-8605 / matthew@argus-realestate.com

MARK BILLINGSLEY

NE License #0910408

LIST PRICE: \$495,000

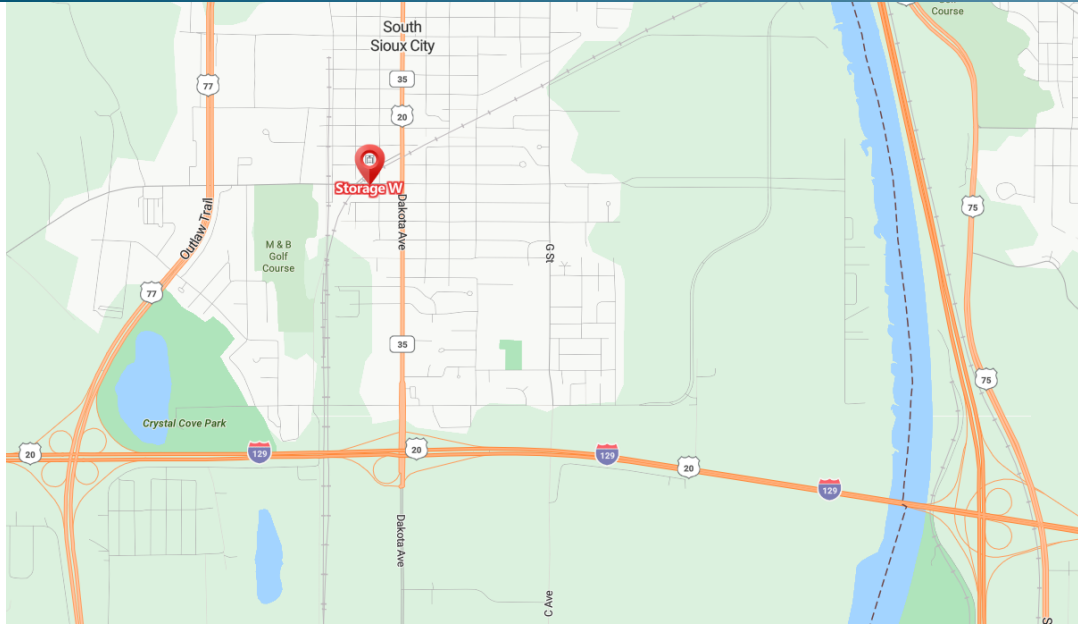
INVESTMENT HIGHLIGHTS

- **Mom and pop ownership with revenue growth potential** - Facility operates at high physical occupancy but lags on economic occupancy, creating immediate upside through revenue stabilization
- **Below-market rental rates** - No formal rate management strategies in place, and current rents trail competing facilities in the market, leaving room for meaningful increases
- **Strong cashflow with scalable upside** - Property generates stable current income, with proforma growth supported by occupancy optimization and NOI expansion
- **Strategic location in growing community** - excellent visibility and access to both residential and commercial customers, supported by strong demographics and household incomes

PROPERTY DETAILS

RSF:	11,000
Units:	53
Acres:	.99
Physical Occ.:	96%





Argus Self Storage Advisors 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.