

# Self Storage Investment Opportunity



## Storage W

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

Presented by:

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**LIST PRICE: \$495,000**

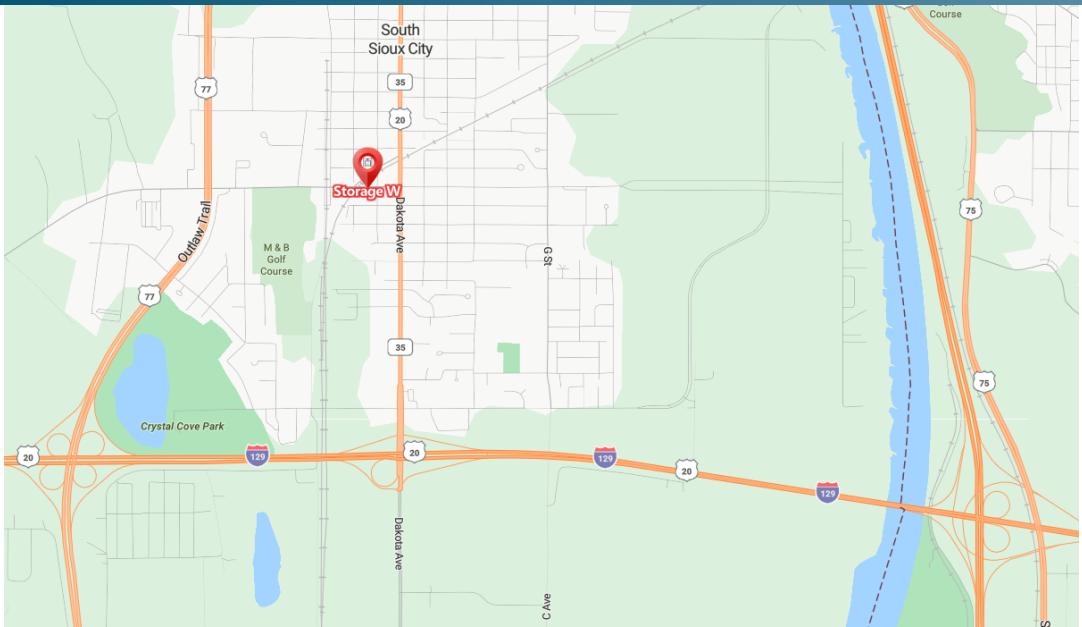
### INVESTMENT HIGHLIGHTS

- 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

<b>RSF:</b>	11,000
<b>Units:</b>	53
<b>Acres:</b>	.99
<b>Physical Occ.:</b>	96%





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