

Self Storage Investment Opportunity



KO Storage



711 E. College Drive
& 207 E. Prosser Road
Cheyenne, WY 82007

Presented by:

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LIST PRICE: Call for Offers Due: Wednesday, April 22nd

INVESTMENT HIGHLIGHTS

- **Established Physical Occupancy with Operational Upside:** The portfolio boasts an average physical occupancy of 84%, offering solid in-place cash flow with immediate potential to push toward stabilized levels and drive economic occupancy.
- **Diverse Revenue Mix and Strong Economic Performance:** With 557 total units and a blend of self-storage and warehouse/office space, the portfolio generates nearly \$770K in effective gross income annually—demonstrating strong rent collections and ancillary revenue streams.
- **Strategic Location within Growing Cheyenne Sub-market:** Positioned in a stable, growing market with strong housing occupancy and above-average household income (up to \$89,646 avg. within a 5-mile radius).

PROPERTY DETAILS

Storage RSF:	76,730
Office/Whs. RSF:	2,625
Units:	557
Physical Occ.:	84%



