

# Self Storage Investment Opportunity



## Life Storage

830 N 6th Street  
Lafayette, IN 47904

**LIST PRICE: \$8,900,000**

### INVESTMENT HIGHLIGHTS

- New development in Lafayette, IN
- Class A facility with Certificate of Occupancy issued August 2022
- 61,419 Net Rentable SF – 685 climate-control units
- 12,490 Outside Parking SF – 42 spaces
- Extremely high barriers to entry as Lafayette has placed restrictions essentially banning any new development

### PROPERTY DETAILS

<b>RSF:</b>	73,909 Including Parking
<b>Units:</b>	727 Including Parking
<b>Acres:</b>	~2
<b>Year Built:</b>	2022
<b>Occupancy:</b>	95%

Presented by:

**ROB SCHICK**

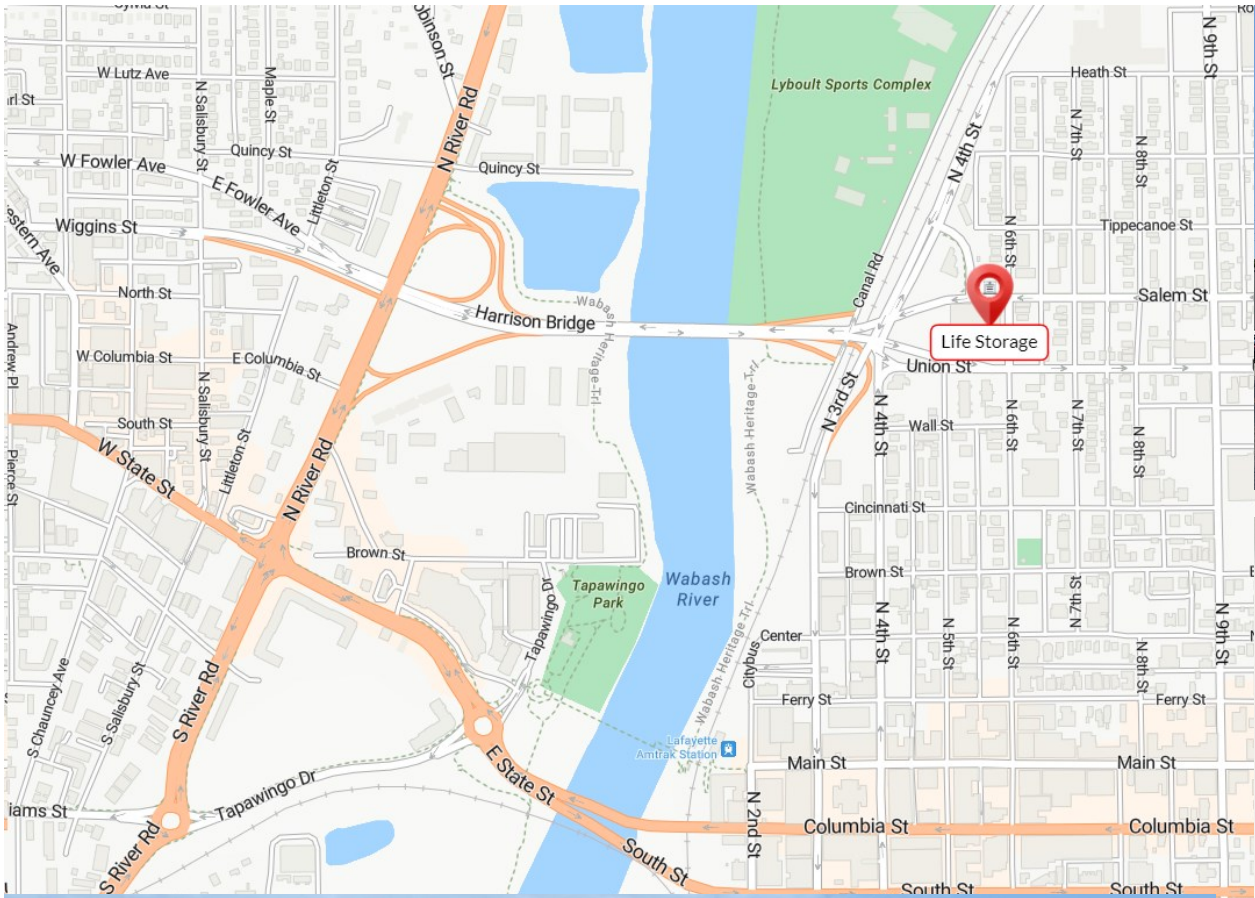
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