



America's Premier Self Storage Brokers

**ACL Self Storage**  
**1741 Weld Road**  
**Elgin, IL 601213**

Listing Broker: **Bruce Bahrmasel**  
**Landstar Realty Group**  
**Phone: 312-518-3550**  
**Email: bbbahr@aol.com**



**SALIENT DATA**

**Price:** \$1,300,000

**Rentable Square Feet:** 36,080

**Total Units:** 363

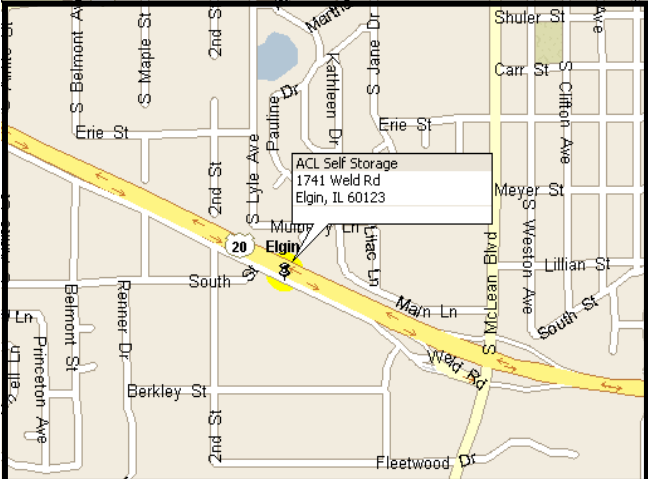
**Total Land Area:** 3+/- Acres

**Land For Expansion:** Yes,

**Year Built:** C. 1976

- Owner may carry a second mortgage
- Outstanding visibility
- Office/ apartment
- Fully fenced
- Blacktopped
- Keypad access gate
- Expandable

<b>Pro Forma Income and Expenses: 2011</b>	
Total Revenue	\$264,831
Total Operating Expenses	\$101,903
<b>Net Operating Income</b>	<b>\$162,144</b>



This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.