



America's Premier Self Storage Brokers



Flex Storage Systems
311-463 SE 29th Street
Topeka, KS 66605

Listing Broker:

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RE/MAX Best Associates
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- Unique, award winning, eco-friendly design
- State of the art security system
- Property includes 17,560 SF strip center, .83 acre retail pad site
- Built in 2004, expanded in 2005

PROFORMA INCOME & EXPENSES

Effective Rental Income: \$359,234

Total Operating Expenses: \$105,242

Net Operating Income: \$253,992

SALIENT DATA

Price:	\$1,750,000
Rentable Square Feet:	46,558 (plus 17,560 SF retail strip)
Total Square Feet:	53,167 (plus 17,560 SF retail strip)
Total Land Area:	6.35 Acres
Total Units:	299
Climate Control Units:	129
Year of Facility Opening:	2004



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