



America's Premier Self Storage Brokers



Glacier Park Self Storage

3759 Imperial Street
Frederick, CO 80530

Listing Broker:

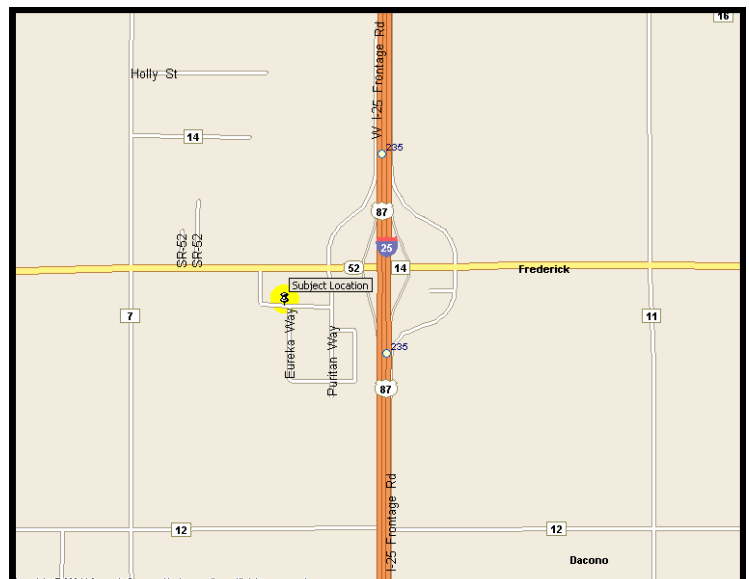
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SALIENT DATA

Price:	\$2,800,000
Total Units:	332 Phase I Expansion Phase II will include 52 +/- units
Rentable Square Feet:	52,705
Number of Buildings:	12 w/ the ability to expand the other 3 buildings
Total Land Area:	4.42 Acres
Year Built:	2008
Manager & Office:	Beautiful 1,000 SF office plus 900 SF 2-bedroom apartment

- Beautiful self storage facility located on Highway 52 just south of a new 1,300 home DR Horton subdivision (currently under construction)
- McDonald's/Starbucks in same complex as storage project
- Enjoying good leasing activity
- Strong property managers



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.