



America's Premier Self Storage Brokers



**Bulldog Storage**  
1050 W. Couchman Drive  
Kearney, MO 64060

Listing Brokers: **Larry Goldman, CCIM**  
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- The property has three components: a 138-unit storage facility, a 4,000 SF office warehouse and a 1-acre tract for future expansion.
- Room for expansion for up to 50,000 square feet of NRA
- Built in 2005
- Above average lease up and high occupancy history
- Computerized entry system
- Fenced, gated with concrete drives

### SALIENT DATA

<b>Price:</b>	<b>\$1,225,000</b>
Total Units:	138
Land for Expansion:	Yes-43,560 SF
Rentable Square Feet:	19,450
Total Square Feet:	23,450
Number of Buildings:	3
Total Land Area:	113,256 SF
Year Built:	2005

Stabilized Income and Expenses	
Total Revenue	\$80,677
Total Operating Expenses	(\$30,354)
<b>Net Operating Income</b>	<b>\$50,323</b>

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