



America's Premier Self Storage Brokers

Superior Self Storage of Rockford

4222 11th Street
Rockford, IL 61109

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

SALIENT DATA

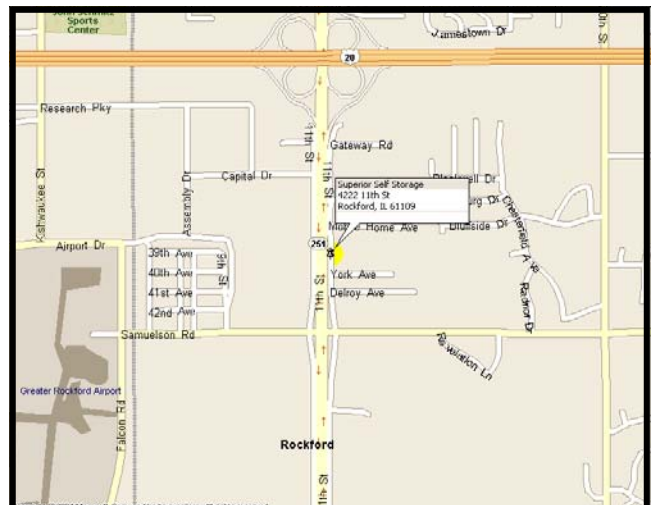
Price:	\$1,075,000
Rentable Square Feet:	36,000
Total Units:	236
Total Land Area:	8.85 Acres
Land For Expansion:	Yes



- Well maintained facility
- On site office/ apartment
- 5 residential rental units
- Located on busy street
- Keypad entry gate
- 30+ outdoor spaces

Pro Forma Income and Expenses: 2011

Total Revenue	\$192,500
Total Operating Expenses	<u>(\$80,500)</u>
Net Operating Income	\$112,000



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