



America's Premier Self Storage Brokers



Highway P Stor It & Park It

1851 State Highway P
Billings, MO 65631
(Springfield, MO Metro)

Listing Broker:

Larry Goldman, CCIM
RE/MAX Best Associates

Phone: 913-339-0641

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SALIENT DATA

Price: **\$750,000**

Total Units: 127

Total Land Area: 3 Acres

Rentable Square Feet: 22,480

Number of Buildings: 6

Year Built: 2007

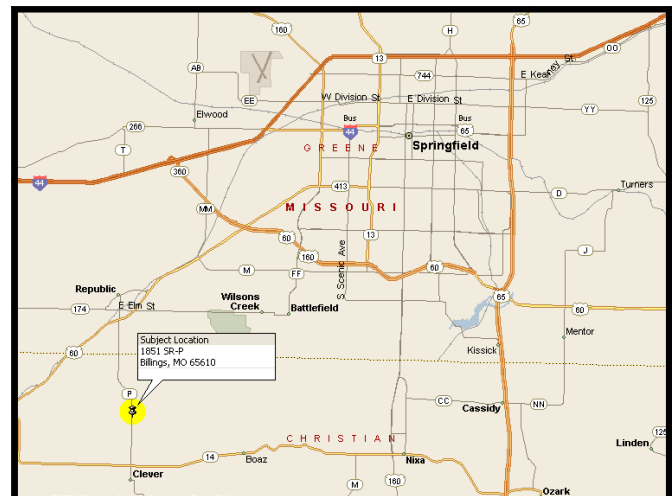
- Located in high growth, southwestern suburb of Springfield, MO
- Fenced, gated and well lit facility
- Expandable site with high occupancy
- Opportunities to expand with truck rentals and product sales

PROFORMA

Effective Rental Income **\$86,975**

Total Operating Expenses **\$24,385**

Net Operating Income \$62,590



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.