



SELF STORAGE ADVISORS

## SELF STORAGE

CERTIFICATE OF OCCUPANCY  
OPPORTUNITY

### Attic Storage of Deerbrook

920 Northeast Deerbrook St.

Lee's Summit, MO 64063

Larry Goldman, CCIM

Goldman Investment Advisors, Inc.

913-707-9030

lgoldman@selfstorage.com



List Price: \$8,800,000

### INVESTMENT HIGHLIGHTS

- Offered Upon Certificate of Occupancy, Scheduled to Open in December 2020
- Strong Barriers to Entry for Competitors
- Excellent Visibility on Missouri 291
- State-of-the-Art, 100% Climate Controlled Facility with Two Enclosed Loading Areas
- High Growth Retail and Residential Corridor

### PROPERTY DETAILS

- 74,350 RSF
- 631 Units
- 2.54 Acres



**NORTHWEST CORNER**



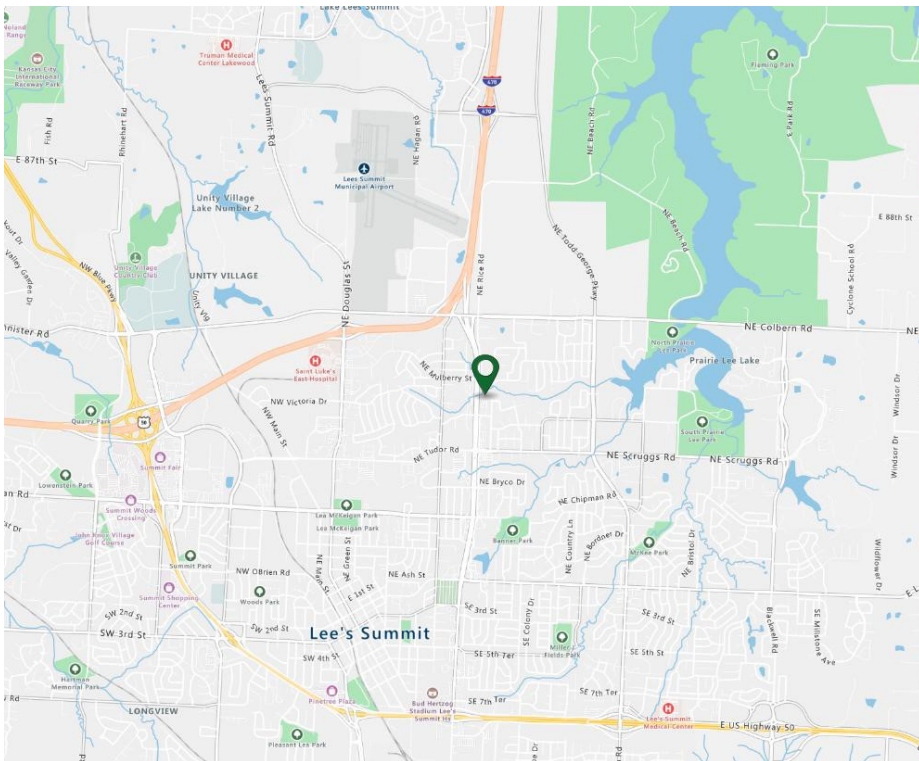
**NORTHEAST CORNER**



**SOUTHWEST CORNER**



**SOUTHEAST CORNER**



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