ARGUS
SELF STORAGE ADVISORS

SELF STORAGE
INVESTMENT OPPORTUNITY

I-35 Self Storage

1800 SE Pence Road
Cameron, MO 64429

Larry Goldman, CCIM
Goldman Investment Advisors, Inc.
913-707-9030
lgoldman@selfstorage.com

GOLDMAN INVESTMENT ADVISORS
COMMERCIAL REAL ESTATE SERVICES

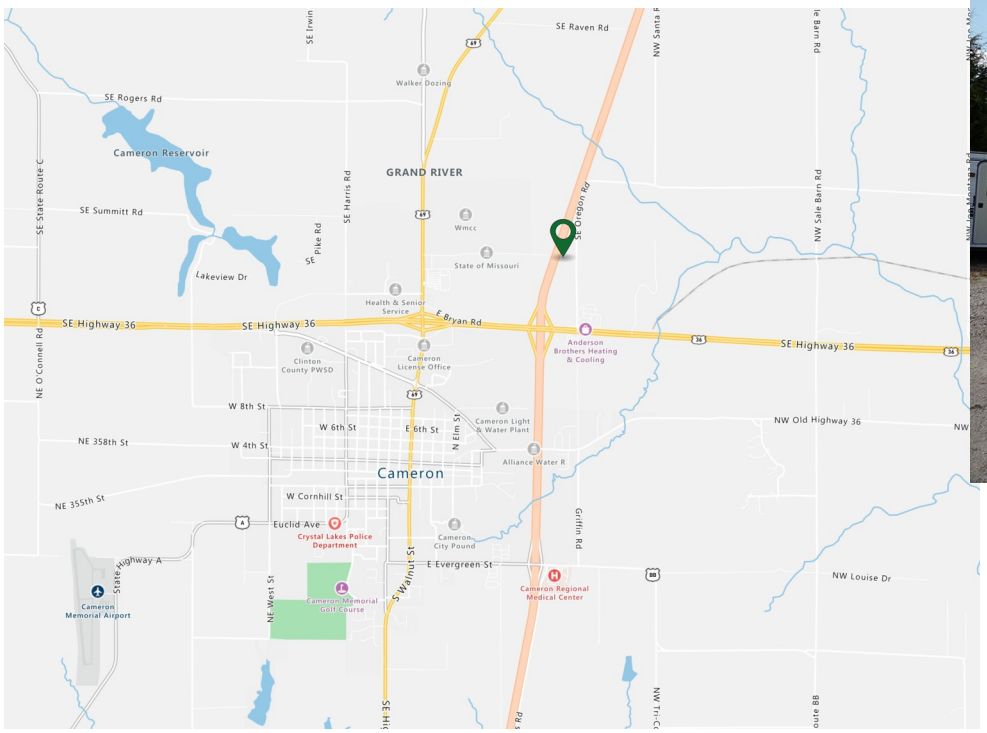
LIST PRICE: $375,000

TRANSACTION DETAILS

- Room for expansion
- One of the few fenced and electronically gated facilities in the area
- Significant upside potential as facility is currently undermanaged
- Adjacent to I-35

PROPERTY DETAILS

- 13,240 RSF / 13,500 GSF
- 96 Units
- 1.40 Acres
- Built in 1994
- Value Add Opportunity



Larry Goldman, CCIM
Goldman Investment Advisors, Inc.
913-707-9030
lgoldman@selfstorage.com

GOLDMAN INVESTMENT ADVISORS
COMMERCIAL REAL ESTATE SERVICES

Argus Self Storage Advisors and Goldman Investment Advisors, Inc. have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.