

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Great Western Storage

3070 E Main Street
Cañon City, CO 81212

Presented by:

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LIST PRICE: Unpriced

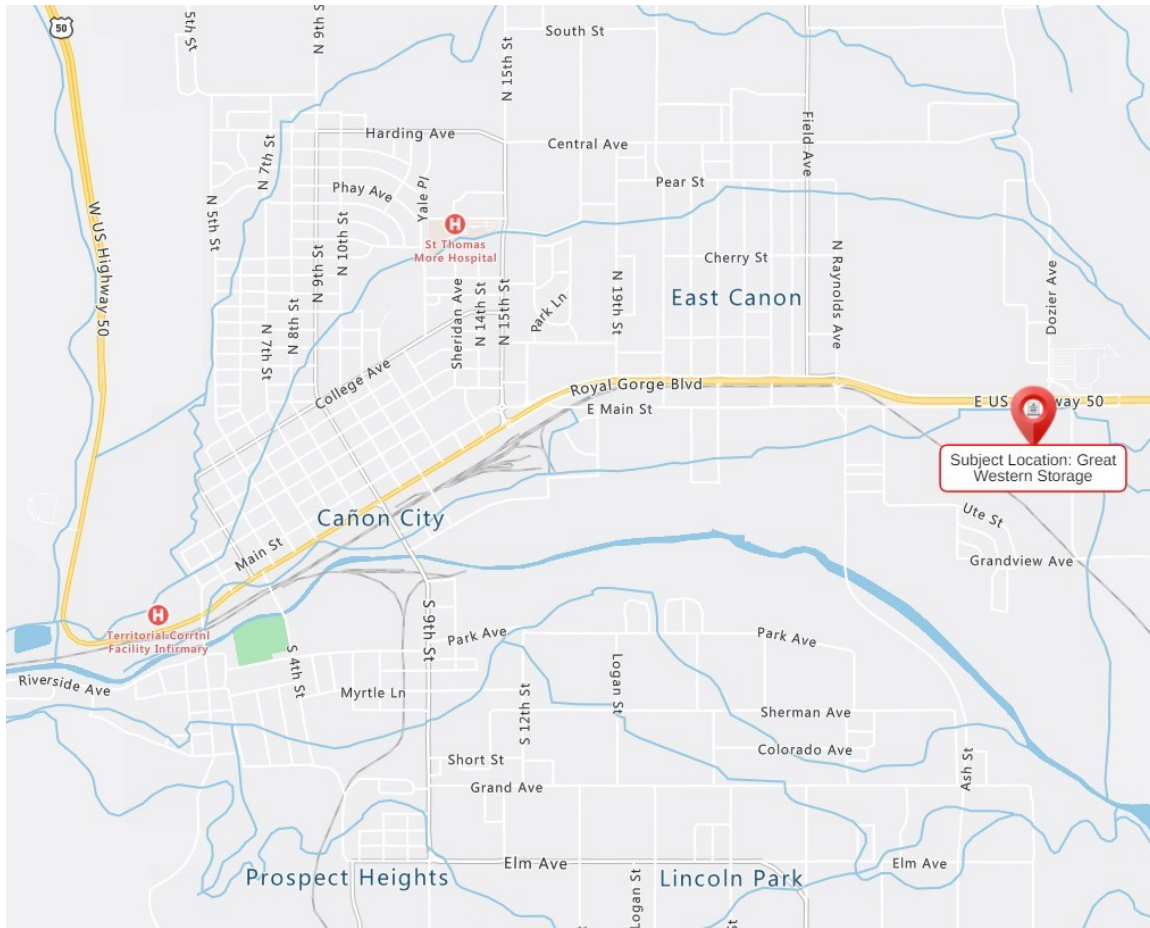
INVESTMENT HIGHLIGHTS

- Class A project opened in 2018 and recently expanded in 2022
- Only temperature control product in the submarket
- Additional expansion value-add opportunity for buyer
- Strong occupancy – 90%+ until recent expansion
- Highly visible location right off of Main Street across from Walmart Supercenter

PROPERTY DETAILS

Rentable SF:	56,275
Year Built:	2018
Renovation/Expansion:	2019, 2020, 2022
Number of Units:	326
Occupancy:	78% current 90%+ before recent 71 unit expansion





Argus Self Storage Advisors and Joan Lucas Real Estate Services, LLC 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.