Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Store It America

1591 Main Avenue
Clinton, IA 52732

Presented by:

MATT HAUGEN, ALEX IHRKE & TOM FLANNIGAN

mhaugen@selfstorage.com / 612-852-5048
alex@selfstorage.com / 612-394-7553
tom@selfstorage.com / 651-269-6307

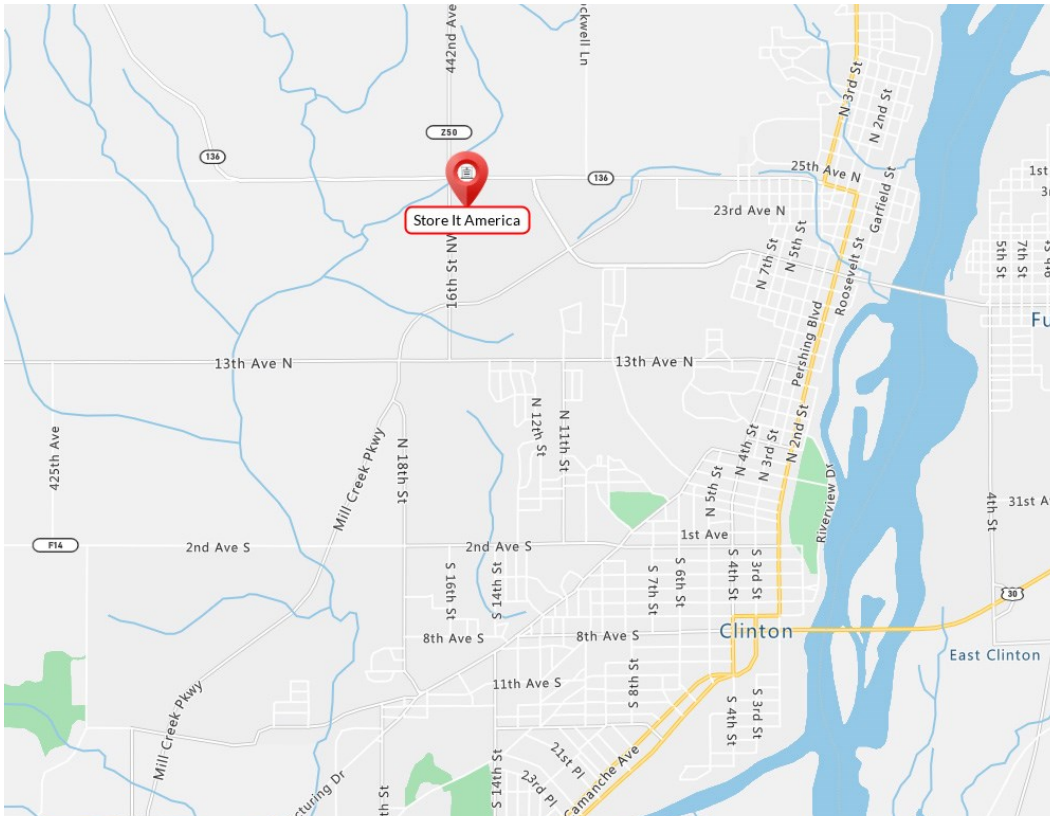
LIST PRICE: $2,900,000

INVESTMENT HIGHLIGHTS

- 44,700 RSF of drive-up storage
- 91% occupancy with recent expansion of 4,800 SF (completed June 2022)
- Priced at replacement cost with a going-in cap rate of 7.41%
- Ample room for expansion or additional parking and outdoor storage
- Recorded surveillance system with 24 cameras

PROPERTY DETAILS

RSF:	44,700
Built/Renovated:	2006-2022
Number of Units:	282
Acreage:	4.73
Occupancy:	91%



Argus Self Storage Advisors and KW 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.