

# Self Storage Investment Opportunity



## A-1

### Self Storage

696 E Center St.

Monticello, UT 84535

Presented by:



### The Gorden Group

Argus Self Storage Advisors - Broker Affiliate

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**Broker of Record:**

Utah- KW Utah Realtors Keller Williams- 5505636-CN00

**OFFERED AT:** \$232,000

### INVESTMENT HIGHLIGHTS

- Strong In-Place Cash Flow with 98% Occupancy
- Value-Add Opportunity
- Limited Market Competition
- Regional Service Hub
- Acquire an established facility at a compelling basis

### PROPERTY DETAILS

Parcel(s) Size SF:	48,787
Existing Building SF:	13,221
Existing Rentable SF:	12,272
Existing Total Units:	90



