

Self Storage Investment Opportunity



Storage on Broad



3407 E. Broad St
Texarkana, AR 71854

Presented by:

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LIST PRICE: \$700,000

INVESTMENT HIGHLIGHTS

- Value-add opportunity set up for remote management
- Includes 0.5 acres for additional expansion
- Seller is open to creative financing offers
- Prominent frontage on Broad Street – one of Texarkana's primary commercial corridors
- Excellent condition with no deferred maintenance or near-term capital expenditure requirements
- Buyer has the option to assume the Seller's loan from the previous owner at an attractive interest rate

PROPERTY DETAILS

Climate Control RSF:	5,635
Boat/RV SF:	<u>12,880</u>
	18,515
Climate Control Units:	81
Boat/RV Spaces:	<u>42</u>
	122
Acreage:	2.26
Year Built:	1963
Expansion:	2023
Physical Occ.:	32%
Land for Expansion:	Yes, ~0.5 Acres



