

# Self Storage Investment Opportunity



## I15 Storage

4028 East Farm Road

Littlefield, AZ 86432

Presented by:



**The Gorden Group**

Argus Self Storage Advisors - Broker Affiliate

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**Broker of Record:**

Arizona- Keller Williams Realty Phoenix - LC721899000

**OFFERED AT:** \$1,350,000

### INVESTMENT HIGHLIGHTS

- 90% Occupancy with No Institutional Competition
- Strategic Interstate 15 Location Between Las Vegas & St. George
- Strong RV & Recreation Corridor Demand
- Owner-Managed with Operational Upside
- Immediate cash flow with long-term expansion potential.

### PROPERTY DETAILS

Parcel(s) Size SF:	205,168
Rentable SF:	39,138
Total Units:	154



