

# Self Storage Investment Opportunity



J&J

## Mini Storage

601 Gummow Drive  
Fallon, NV 89406

Presented by:

**DARSH DESAI**

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**Broker of Record:**

Nevada- The Gorden Company, LLC - B.1002118

**LIST PRICE: \$1,325,000**

### INVESTMENT HIGHLIGHTS

- Value-Add Opportunity – 76% current occupancy with upside through lease-up
- Owner-Managed – Opportunity to implement professional management
- Revenue Upside – Potential to increase rents and improve operations
- Regional Hub – Fallon serves as the commercial center for Churchill County

### PROPERTY DETAILS

Parcel Size	85,813
Rentable SF:	24,350
Total Units:	137



