

SELF-STORAGE FACILITY FOR SALE



Lot Details

Total Size: 27,220± SF

Total Units:

255 Units,
30 Outdoor Parking Spaces

Number of Buildings:

6-Mini Storage
1-Office/Manager's Apartment

Manager's Apartment:

865 SF, 1 Bedroom Apartment
2 Car Garage

YOC: 2000

Site Size:

76,550 SF (1.75 Acres)

Zoning: I-2,

City and County of Denver

Cap Rate: 7.8%

Sales Price: \$1,985,000

Contact Information

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1401 W. Evans Avenue Denver, Colorado 80223

Property Features

- Prime West Evans Ave. location with great visibility
- 24 hour, fenced and paved facility
- CCTV Video surveillance system
- Electronically controlled gate
- RV and boat storage available



Investment Analysis

Gross Operating Income:	\$196,289
Less Operating Expenses:	\$ 41,500
Net Operating Income:	\$154,789
Cap Rate:	7.8%

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