Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Bow Tie Storage

3400 Bashford Avenue Ct.
Louisville, KY 40218

Presented by:

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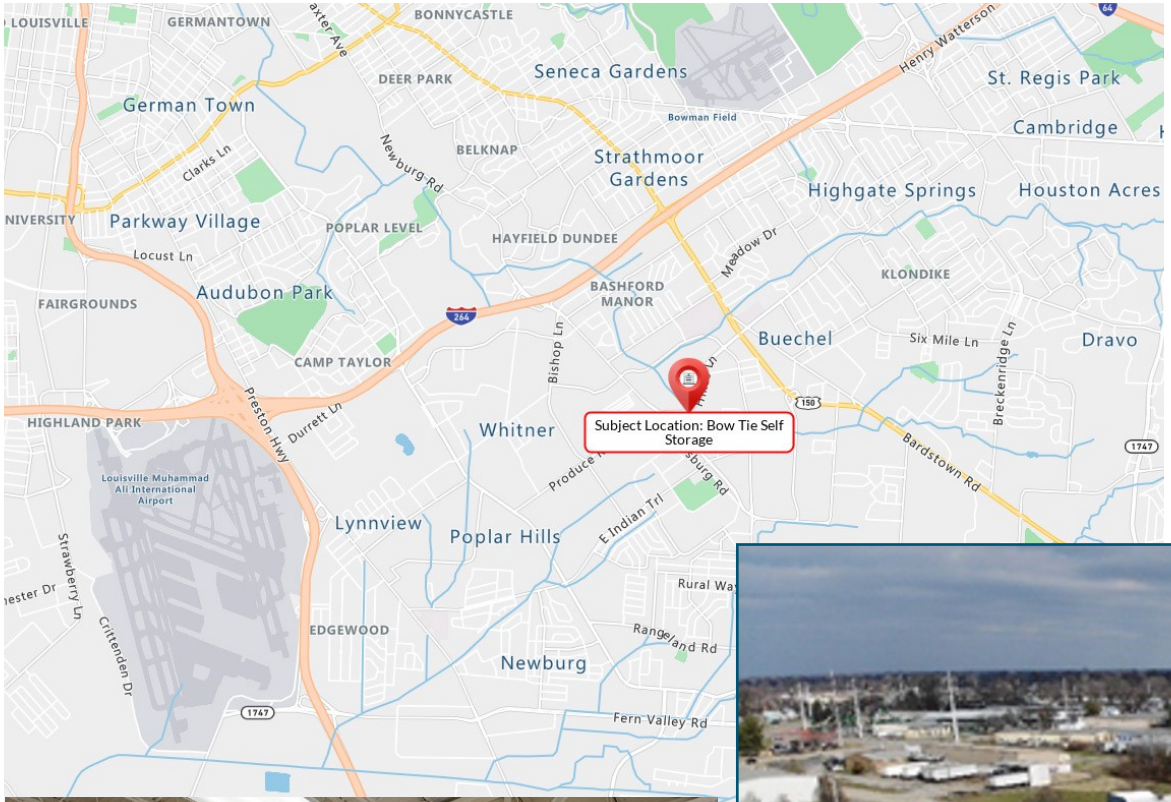
LIST PRICE: Call Broker

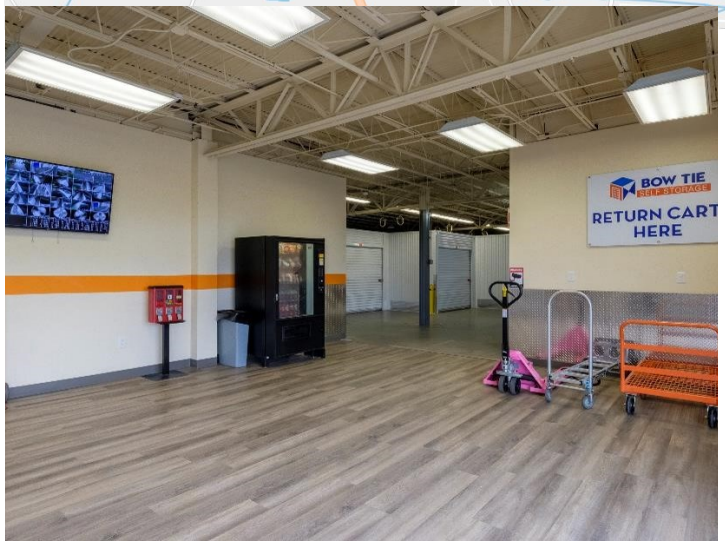
INVESTMENT HIGHLIGHTS

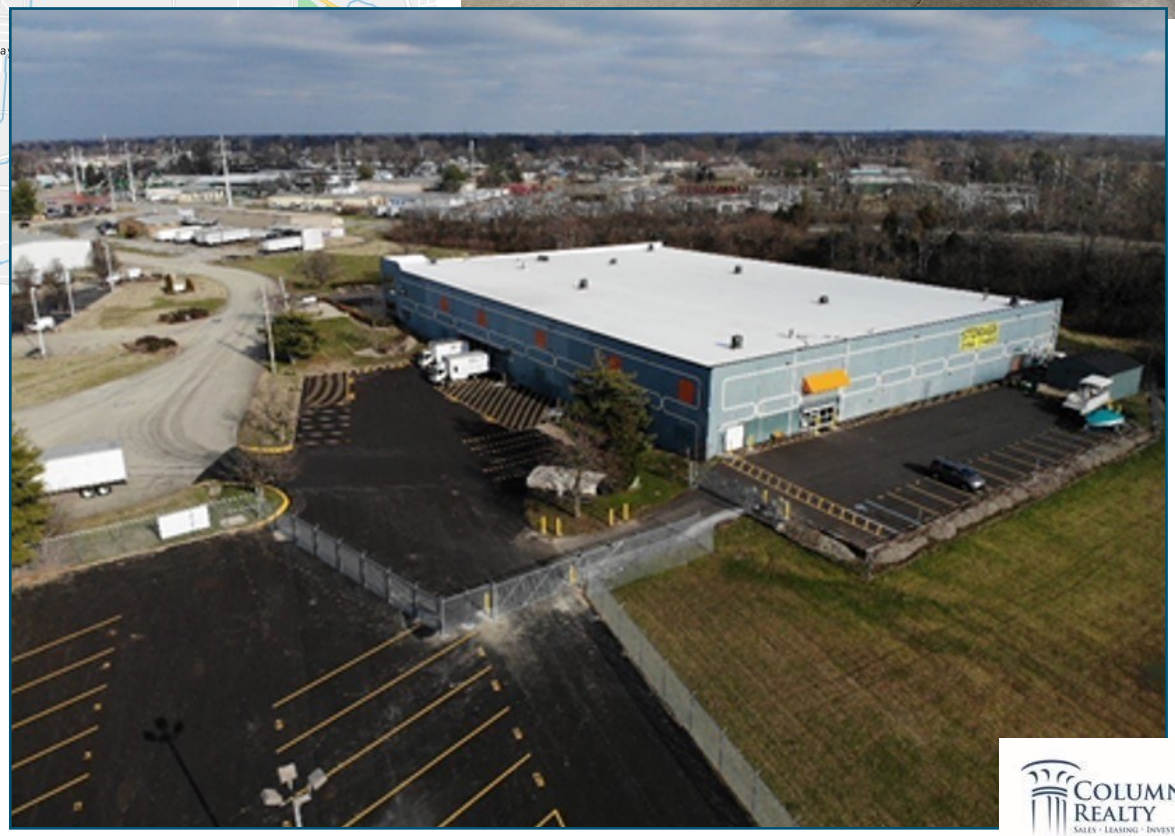
- Located in the Heart of Louisville, KY
- Close proximity to residential, interstates and Louisville International Airport
- Current Physical Occupancy 69% - opened January 2020
- Outstanding mix of climate control units and secure RV parking
- Opportunity to add over 40,000 SF of storage providing a significant boost to revenues
- Additional upside through rental rate increases and adding 35,000 (+) SF of self-storage by converting the 1st floor warehouse
- New roof 2019
- 100% sprinklered facility

PROPERTY DETAILS

Rentable SF:	81,998
Year Built:	Conversion—Opened in Jan 2020
Number of Units:	352 (all climate)
Acreage:	6.2+/-
Phys. Occupancy:	69%







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