

8300 W. HWY 50
SALIDA, CO

\$2,400,000



OFFERING SUMMARY

This turn key storage facility is a Rare and profitable opportunity. Consisting of a 139 storage units, that were built in 2016. Resting on a 1.75 acre lot, it is already 85% occupied. Great visibility and ideally located on busy HWY 50. This facility boasts unit sizes of 10X10, 10X15, 10X20, 10X30, and 20X30. Every unit has a seven foot high clearance and eight foot high ceilings.



LUKE RAYE

303-960-5020

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PROPERTY DESCRIPTION



PROPERTY DETAILS

- PROPERTY USE: INVESTMENT
- PROPERTY SUB-TYPE:
SELF/MINI-STORAGE FACILITY
- CLEAR CEILING HEIGHT 8 FT.
- 85% OCCUPIED
- VERY PROFITABLE

31,200 SF

INDUSTRIAL

SELF STORAGE

2016

YEAR IMPROVED

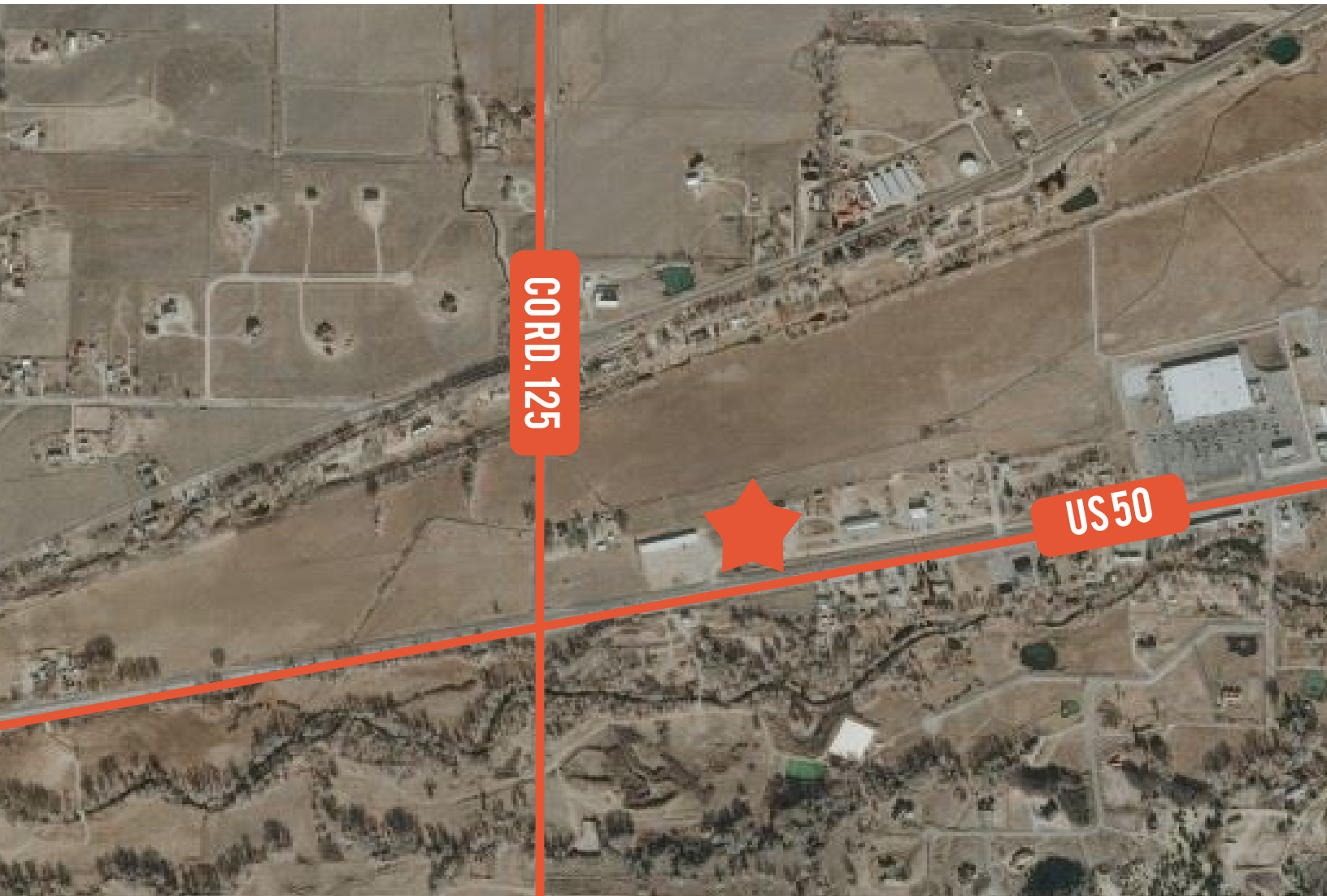
1.75 AC

LOT SIZE

139

STORAGE UNITS

DEMOGRAPHICS



DEMOGRAPHICS

	1 mile	3 Mile	5 Mile
Population	2,046	7,829	8,374
Median Household Income	\$58,695	\$45,346	\$46,695
Households	938	3,639	3,880

*DATA BY COSTAR 2018

SALIDA, CO



The Colorado mountain town of Salida sits in the middle of the state, literally in the "Heart of the Rockies," about two hours from Colorado Springs and three hours from Denver. The town is a welcoming western retreat for everyone, from the solo outdoor adventure seeker to couples yearning for a romantic escape or families who wish to 'play and stay' in the glorious Rocky Mountains.

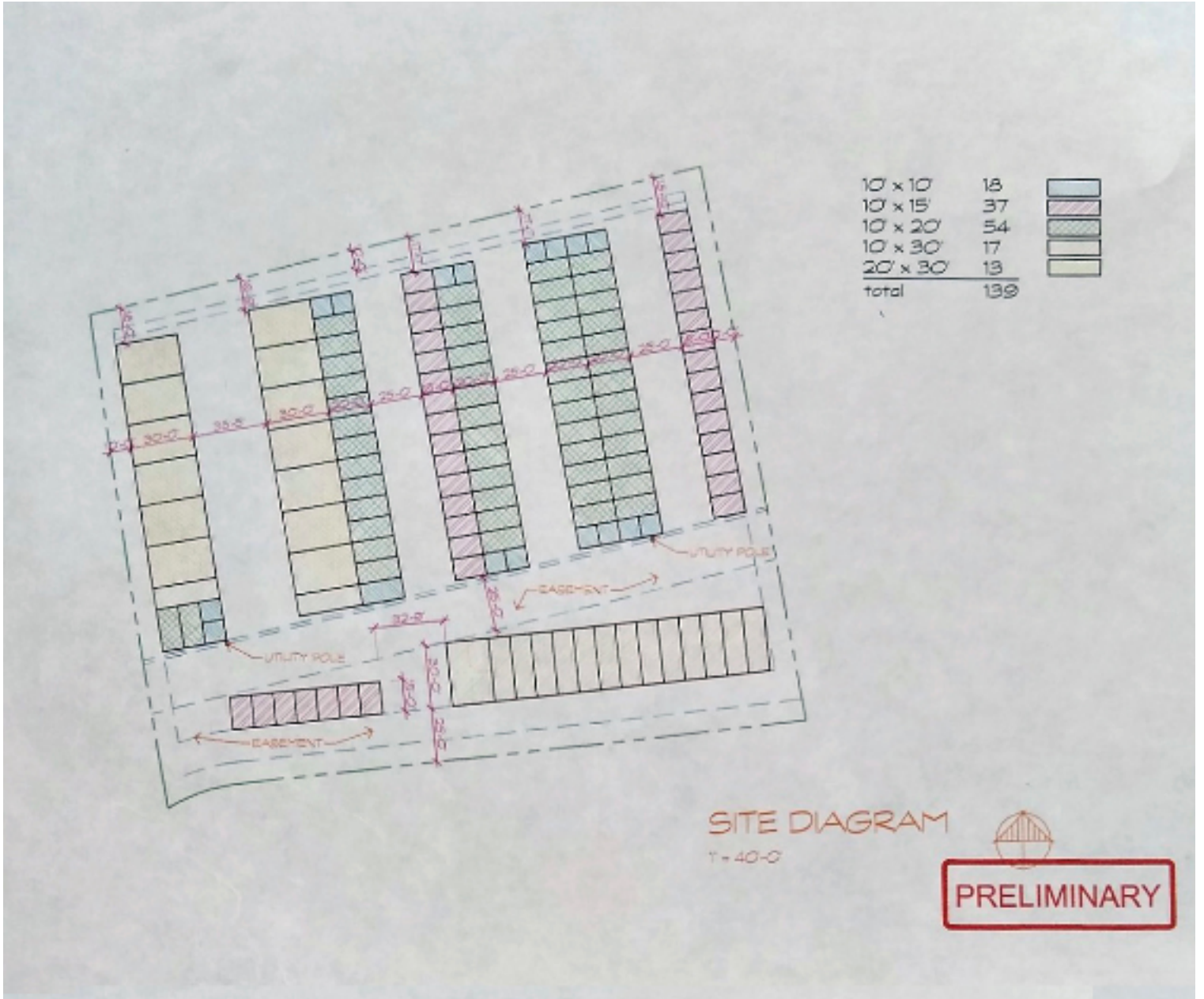


More recently, an amazing aerial adventure park was added that is sure to put Salida on the map yet again. Captain Zipline Aerial Adventure Park is an interconnected network of 120 different combinations of swinging bridges, catwalks, ladders, platforms, nets, rope and cable swings, obstacles, and flying elements. More via Salida.com/

ADDITIONAL PICTURES



SITE DIAGRAM



2018 RENT ROLL

# Of Units	Size	Current Rate	Market Rate	Current Earnings	Current Annual
18	10x10x7	\$85	\$90	\$1,190	\$14,280
37	10x15x7	\$105	\$100	\$2,816	\$33,792
54	10x20x7	\$120	\$130	\$4,770	57,240
17	10x30x7	\$165	\$230	\$1,930	\$23,160
13	20x30x7	\$250	\$275	\$2,540	\$30,480
				\$13,246	\$158,953

OPERATING INCOME

	2018 (85% Occupancy)	Market Rate (85% Occupancy)
Gross Income	\$152,436	\$202,215.00
Operating Expenses		
Advertising	\$860	\$860
Website	\$648	\$648
Office Supplies	\$200	\$200
Telephone/Internet	\$600	\$600
General Liability	\$3,600	\$3,600
Property Taxes	\$13,500 (Taxes lower to \$11,500 in 2019)	\$13,500
Total Expenses	\$19,408	\$19,408
Net Operating Income	\$133,028	\$182,807
CAP Rate	5.5%	7.31%

18	10x10x7	\$85	\$90	\$1,190	\$14,280	\$1,530	
37	10x15x7	\$105	\$100	\$2,816	\$33,792	\$3,885	
54	10x20x7	\$120	\$130	\$4,770	57,240	\$6,480	
17	10x30x7	\$165	\$230	\$1,930	\$23,160	\$2,805	
13	20x30x7	\$250	\$275	\$2,540	\$30,480	\$3,250	
				\$13,246	\$158,953	\$17,950	

OUR TEAM



Luke Raye

REAL ESTATE ADVISOR

LRAYE@MADISONCOMMERCIAL.COM

303-960-5020

Luke started his real estate career with one of the largest land development companies in Colorado. He has a wide variety of experience in real estate that includes: Commercial – office, industrial, mountain land, and land development, as well as providing strategic, multi-market real estate solutions for corporate clients by identifying new development opportunities throughout North America.



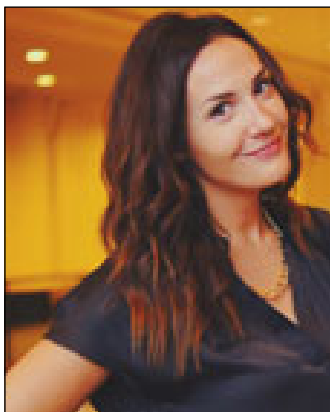
MICHAEL GRIFFIN, MANAGING PARTNER

MICHAEL@MADISONCOMMERCIAL.COM

Michael Griffin began his career in real estate in 2002 after graduating from UNC with a marketing degree. He is currently the Managing Partner at Madison Commercial Properties and heads a growing team of commercial brokers that service the entire Denver metro area. Prior to Madison Commercial, Michael was a broker at John Propp Commercial Group and Senior Vice President of the commercial division at Shorewood Real Estate.



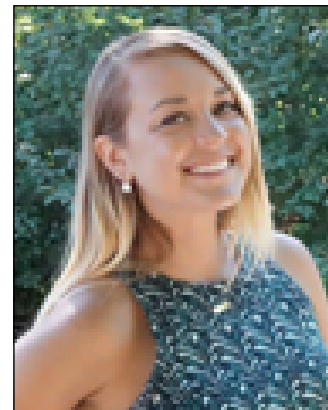
STACY TIPTON
MARKETING COORDINATOR



ALEX OSTEN
MARKETING COORDINATOR



RACHEL SWARTZ
OFFICE CONCIERGE



ALLISON SLIWINSKI
COMPLIANCE OFFICER