

# COMMERCIAL DEVELOPMENT OPPORTUNITY

## 8969 NELSON ROAD, LONGMONT, COLORADO SELF STORAGE DEVELOPMENT



**BUILDING 12 SOUTH ELEVATION**

**The hard work is done, now it needs to be built.** The feasibility study has been completed and plans are drawn and approved. Annexation and zoning have been completed. The public improvements agreement is ready for final review with the city. Construction should be ready to commence within a few short months, and this project can be made turn-key with our project management services.

This is a ready-to-build, 88,000 square foot, class A self storage facility on 8.5 acres with on-site management. The facility will include several climate controlled storage units, as well as the opportunity to receive additional income from rooftop solar.

**OFFERED AT: \$1,950,000**

Projections show strong, above average returns for this project. Contact us to schedule an appointment so you can investigate this outstanding project for yourself.

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