



**SECURE. GATED.
PASSIVE INCOME.
TURNKEY.**



Listed by Laramie River Realty Co.
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4619 E Bobolink Ln
Laramie, WY 82070

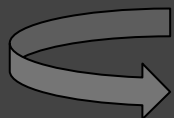
Investment Potential



*This storage facility has been open less than 12 months and most numbers will be projections.



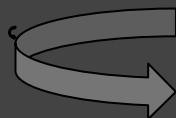
\$5,700,000
List Price



1995/2024
Year Built



\$466,788
*Projected NOI



337
Total Units



+/- 4.02 AC
Lot Size

What makes this facility unique?

- Designed to be remotely managed and hands off.
- Turn key operation.
- The ONLY FACILITY on the east side of Laramie, a rapidly growing area.
- Room for expansion.

Highlights

Location: This facility is the only facility on the east side of Laramie. This area has grown rapidly over the last many years and is underserved as far as storage goes. The closest facility is at least 3 miles away, halfway across town.

Low Cost: Smart Storage was designed to be a remotely managed facility, meaning very little cost for employees. Everything can be done directly by the customer. Storage units also notoriously require very little upkeep in general, but with this there is even less.

Security: There are already security cameras covering the property, a gate in place and functioning, and smart locks by Onity to provide a high level of security. This is not only a benefit for a potential owner, but also for the tenants.

Turn Key: This facility is 100% ready to run.

Expansion Potential

- There is an existing 7,072 sqft building primed for climate controlled storage units. Currently this space houses the Smart Storage office and a space that could be used as a studio apartment, extra staff storage, or a break room! This space even includes a full bathroom.
- A new roof was completed in Fall of 2025 and new flooring to be installed prior to closing.
- More parking spaces for campers/trailers/boats could be configured as well as addition storage units around the perimeter of the property.

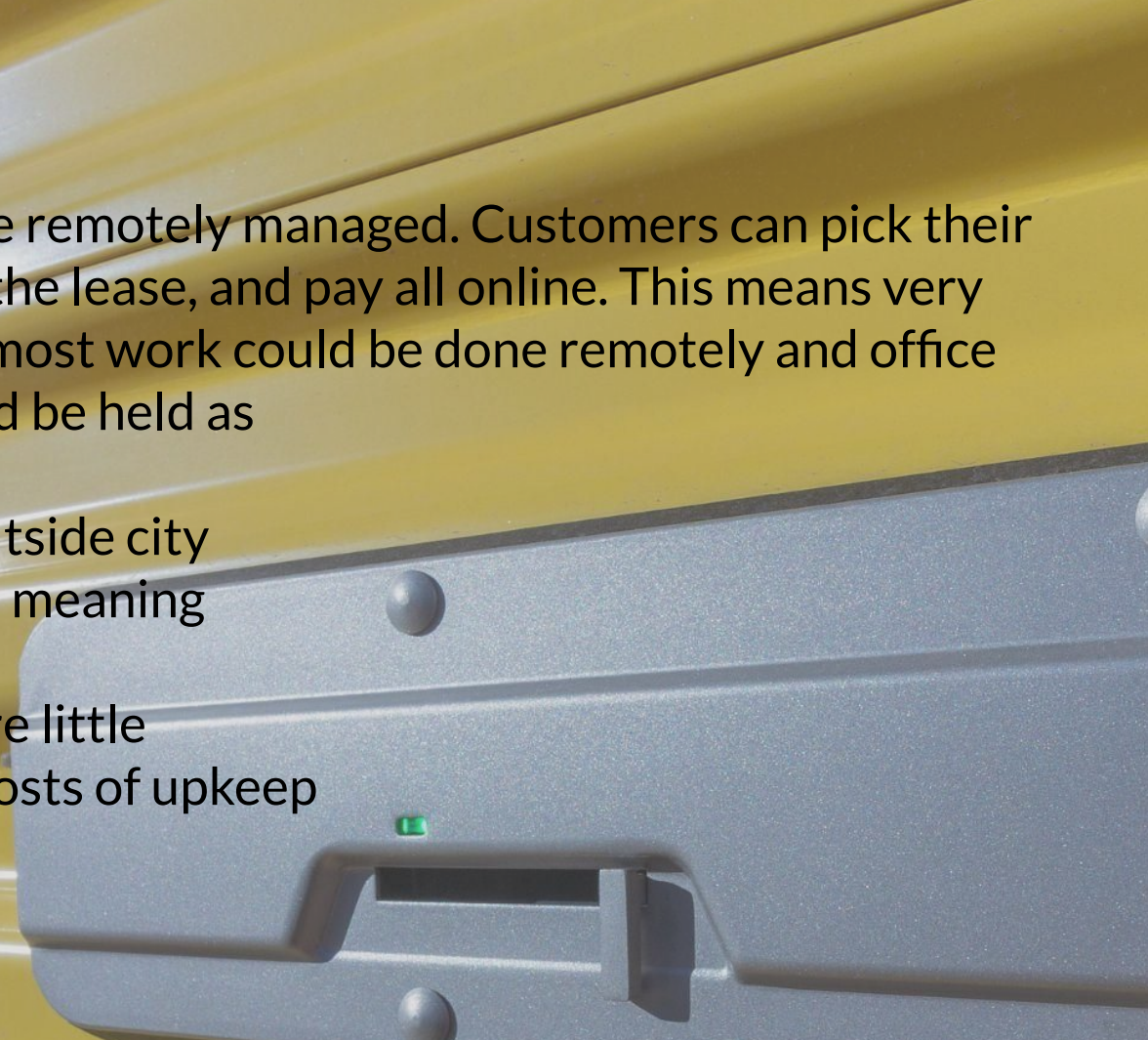
LOCATION



- While Laramie does have other storage facilities, none share the location benefits of this one. Smart Storage is right off of Grand Ave. the main street in town. In addition, it is also right off of I80, the only interstate to run through town.
- Smart Storage is the only storage facility on the east side of town, making it the closest to at least two new housing developments and countless established neighborhoods.
- This location makes this facility easily accessible for residents and visitors alike.

Low Cost:

- This facility is designed to be remotely managed. Customers can pick their unit size, rent the unit, sign the lease, and pay all online. This means very little cost for employees as most work could be done remotely and office hours or appointments could be held as necessary.
- Smart Storage is situated outside city limits and is on a well and septic, meaning no water or sewer bills!
- Storage units notably require little maintenance, so there are few costs of upkeep when it comes to the units.





Up Next:

- Unit Mix
- Population Overview
- Financial Overview

Unit Size	Total Units	Interior Access	Drive Up Access	Current Rates	Projected Rates	Projected Monthly	Projected Annual	
5x5	15	15	0	\$40	\$62	\$930		
5x10	41	39	2	\$50	\$80	\$3,360		
10x10	114	66	48	\$65	\$150	\$17,100		
10x15	80	22	58	\$75	\$180	\$14,400		
10x20	52	34	18	\$100	\$200	\$10,400		
10x25	18	18	0	\$210	\$238	\$4,284		
10x30	16	16	0	\$245	\$270	\$4,320		
Parking	5	5	0	\$50	\$50	\$250		
Shop Storage	1 @ 2,506 SF	1	0	\$500	\$896	\$896		
Main Building	1 @ 6,072 SF	0	0	0	\$12,144	\$12,144		
*All projections based on appraisal obtained in 2024						\$68,084	Based on projected 10% vacancy rate \$728,537	

Population	Within 1 mile	Within 3 miles	Within 5 miles
2020 Census	2,092	22,001	33,197
2024 Estimate	2,339	22,834	34,213
2029 Projection	2,409	23,655	34,242
2024 Est. Avg. Income	\$89,788	\$82,866	\$81,852
2024 Est. Occupancy % Tenant	44.82	56.35	54.04
2024 Est. Occupancy % Owner	55.18	43.65	45.96
2024 Est. Median Owner Occupied Housing Value	\$387,961	\$357,896	\$307,381

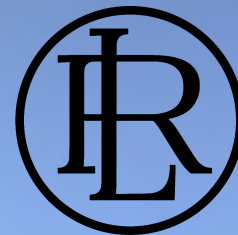
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**Economic Vacancy:
10%**

**Estimated Gross Income:
\$728,537**

***Estimated Operating Costs:
\$224,711**

**Estimated NOI:
\$466,788**





LARAMIE RIVER
REALTY CO.

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