



SELF STORAGE ADVISORS

## SELF STORAGE

INVESTMENT OPPORTUNITY

### Summit Secure Storage

1440 277th Lane NE  
Isanti, MN 55040

Tom Flannigan, Matt Haugen & Alex Ihrke

**KW Commercial**

1350 Lagoon Ave. S., Suite 900

Minneapolis, MN 55408

612-852-5048

[tom@selfstorage.com](mailto:tom@selfstorage.com)

[mhaugen@selfstorage.com](mailto:mhaugen@selfstorage.com)

[alex@selfstorage.com](mailto:alex@selfstorage.com)



**List Price: \$2,200,000**

### INVESTMENT HIGHLIGHTS

- Exceptional visibility from Highway 65 with over 20,000 vehicles per day
- 33,190 net rentable square feet with 199 total units and approval for 3 additional storage buildings
- Potential income of \$268,020 at current rental rates
- Extensively secured facility with 11 high definition security cameras, fenced, and gated with keypad access

### PROPERTY DETAILS

- 199 Units
- 33,190 RSF
- 4.54 Acres
- 83.42% Unit Occupancy



