



SELF STORAGE ADVISORS

## SELF STORAGE

INVESTMENT OPPORTUNITY

### Lake Country Storage

10678 Insbrook Drive  
Park Rapids, MN 56470

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List Price: \$650,000

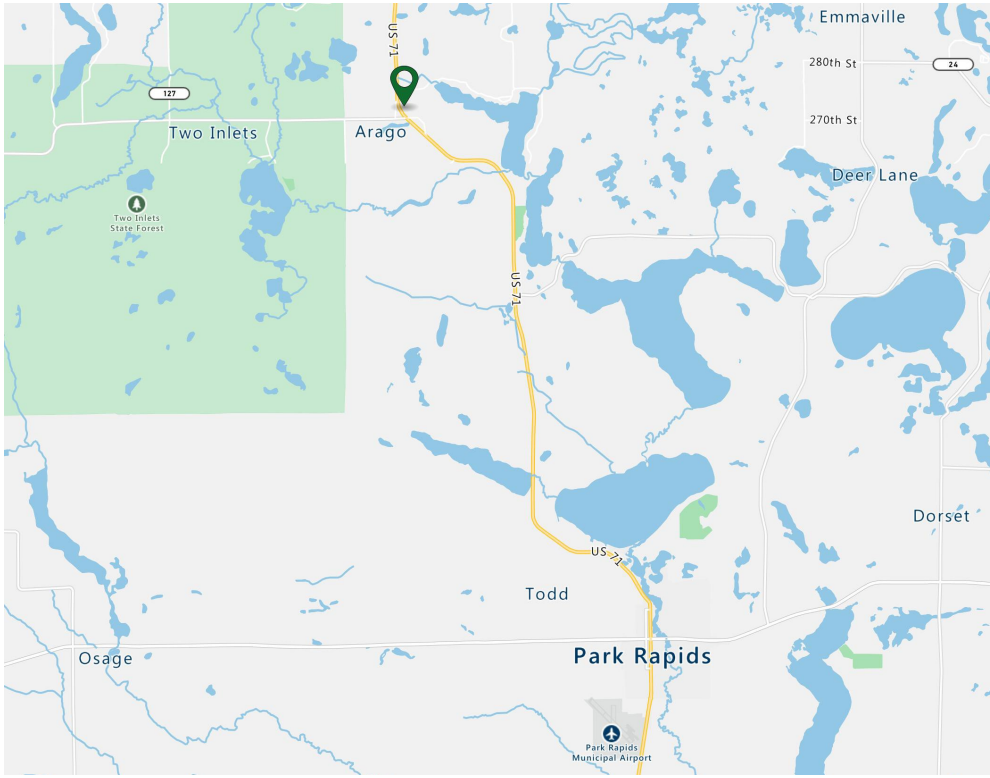
### INVESTMENT HIGHLIGHTS

- Provides 10,000 square feet of drive-up storage and four 8x20 shipping containers to popular lake home and cabin market
- 7,200 square foot bulk storage building completed in 2019
- Ample room for expansion and additional outdoor parking - 2 parcels totaling 4.26 acres
- Average household incomes of \$93,231 in the 3 mile trade area

### PROPERTY DETAILS

- 50 Units
- 17,840 RSF
- Land for expansion
- 4.26 Acres





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