

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## StoreYour Self Storage

4306 US-12

Delano, MN 55328

Presented by:

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**LIST PRICE: \$1,850,000**

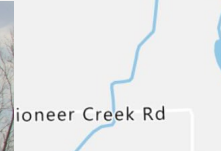
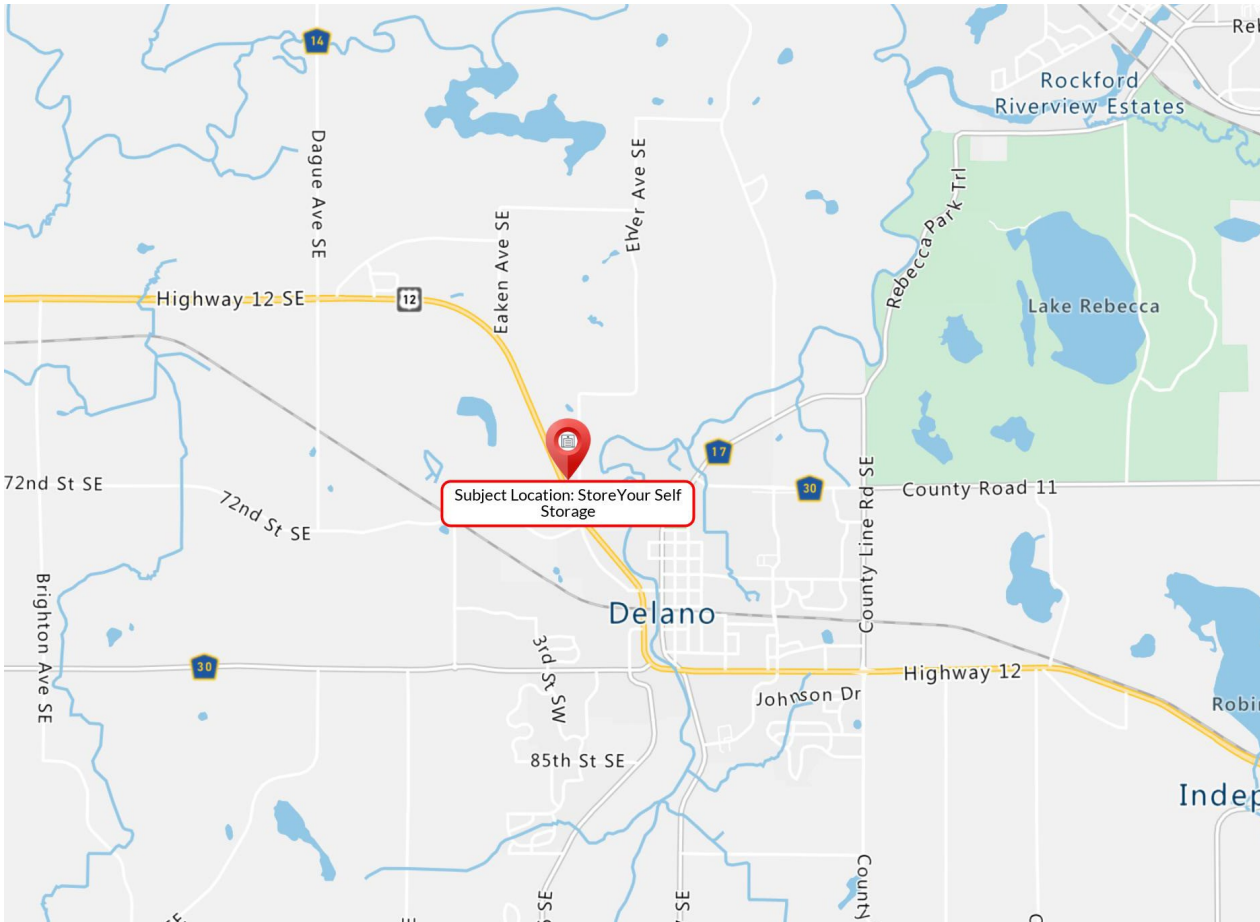
### INVESTMENT HIGHLIGHTS

- Value-Add Self Storage Opportunity in Twin Cities Suburb
- High Visibility Location with Traffic Count Over 12,000 VPD on Major Highway 12
- Five Leased Commercial Spaces Totaling 11,400 SF
- 5-Mile Population Over 17,000 with Median Household Incomes of \$118,992
- Opportunity to Grow Economic Occupancy and Implement Ancillary Revenue Streams
- Income-Producing Billboard Included with Property (Install end of May 2023)

### PROPERTY DETAILS

|              |  |
|--------------|--|
| Total Units: | 177                                    |
| Rentable SF: | 26,812 (Storage) + 11,400 (Commercial) |
| Year Built:  | 1989-2002                              |
| Acreage:     | 3.21                                   |





**AREA**  
COMMERCIAL REAL ESTATE SERVICES

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