

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Madison Southside Storage

510 2<sup>nd</sup> Street & 211 9<sup>th</sup> Avenue  
Madison, MN 56256

Presented by:

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Area CRE Services

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**LIST PRICE: \$450,000**

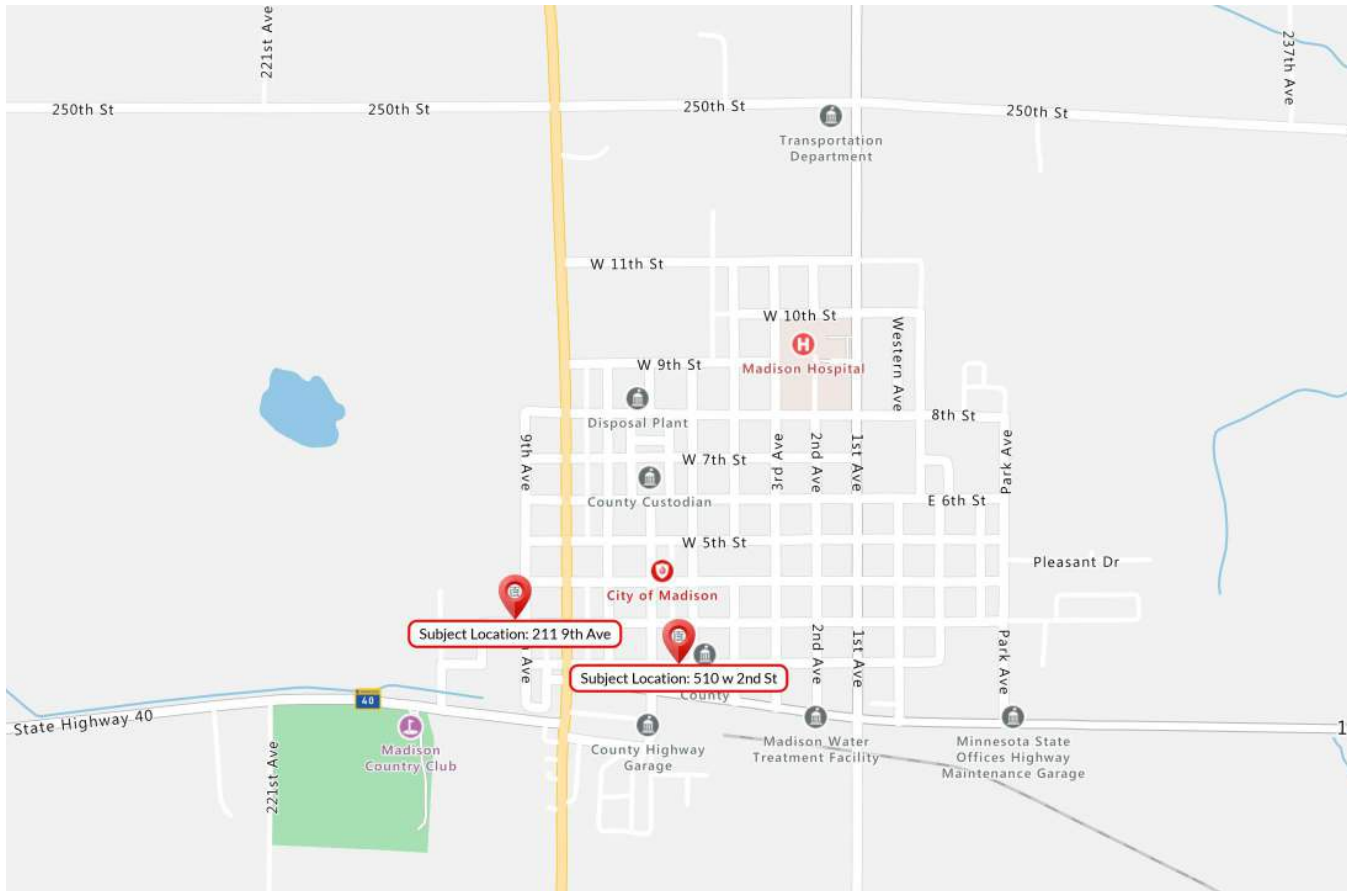
### INVESTMENT HIGHLIGHTS

- Two well-located facilities serving Madison, Minnesota, and surrounding markets
- Brand new 5,200 SF building completed in May of 2023
- Low economic occupancy with an opportunity to achieve higher rates with existing tenants
- Priced below replacement cost at \$32/SF
- Limited competition - nearest competitor is 23 miles away

### PROPERTY DETAILS

2 <sup>nd</sup> St Storage RSF:	4,800
9 <sup>th</sup> Ave Storage RSF:	9,140
Total RSF:	13,940
Number of Units:	77
2 <sup>nd</sup> St Acreage:	0.32
9 <sup>th</sup> Ave Acreage:	0.42





**AREA**  
COMMERCIAL REAL ESTATE SERVICES