

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Riverfront Mini Storage

201 W Mabel Street
Mankato, MN 56001

Presented by:

**MATT HAUGEN, ALEX IHRKE, NATHAN
GOTTLIEB & TOM FLANNIGAN**

Area CRE Services

612-852-5048

mhaugen@selfstorage.com

alex@selfstorage.com

nathan@selfstorage.com

tom@selfstorage.com

LIST PRICE: \$899,000

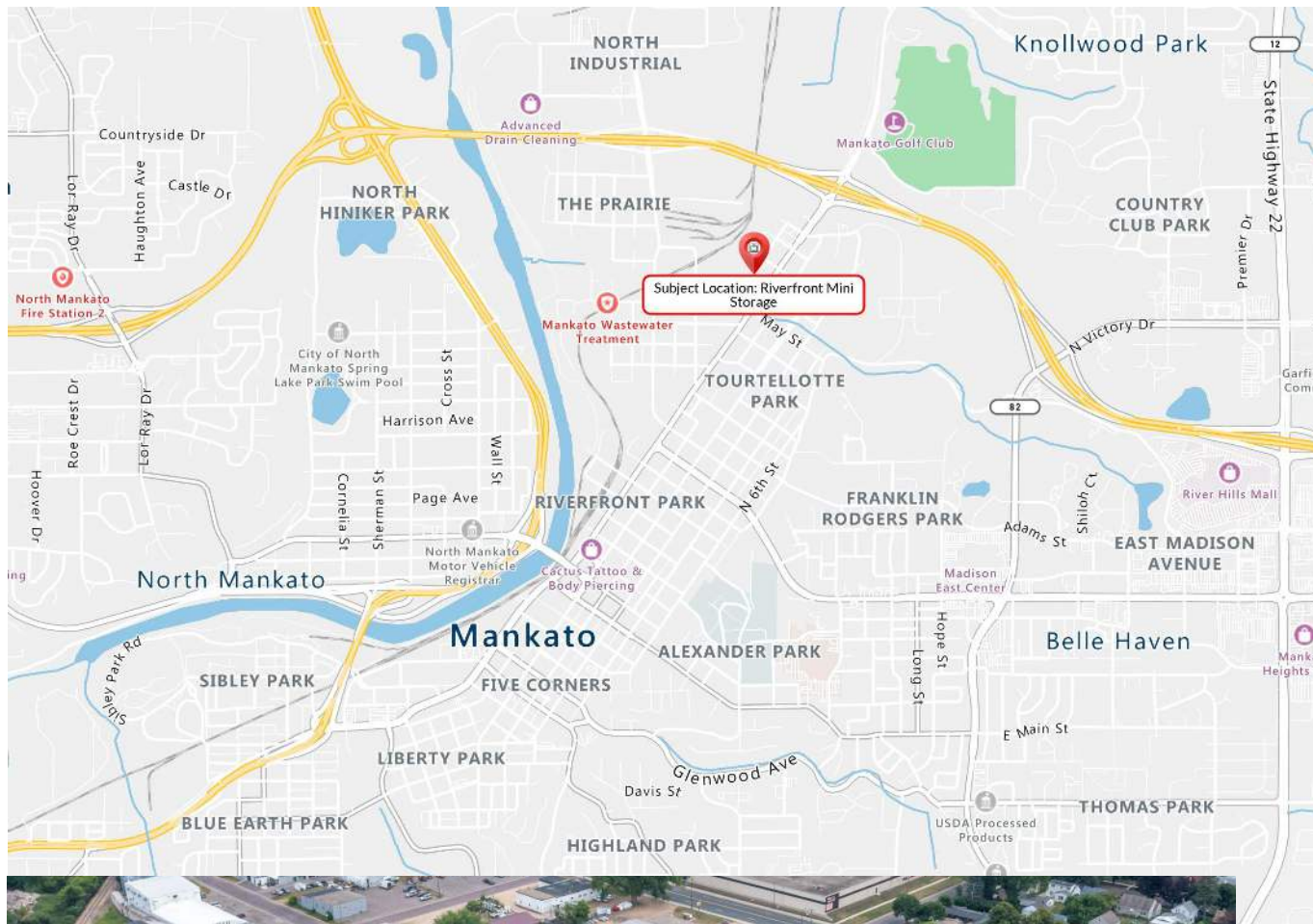
INVESTMENT HIGHLIGHTS

- 15,900 RSF of all drive-up self storage serving Mankato, MN
- Strong demographics with a population of 47,660 in the 3 mile radius
- High quality, all-steel Trachte buildings and asphalt paving
- Priced at or below replacement cost of \$57 per RSF
- Ability to achieve higher rents on existing tenants - unit occupancy of 91% and economic occupancy of 79%

PROPERTY DETAILS

Total RSF:	15,900
Number of Units:	78
Acreage:	1.11
Year Built:	2002





AREA
COMMERCIAL REAL ESTATE SERVICES

Argus Self Storage Advisors and Area CRE have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due