

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Oronoco Self Storage

631 S Minnesota Avenue
Oronoco, MN 55960

Presented by:

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

Area CRE Services

651-269-6307

tom@selfstorage.com

alex@selfstorage.com

mhaugen@selfstorage.com

nathan@selfstorage.com

LIST PRICE: \$2,800,000

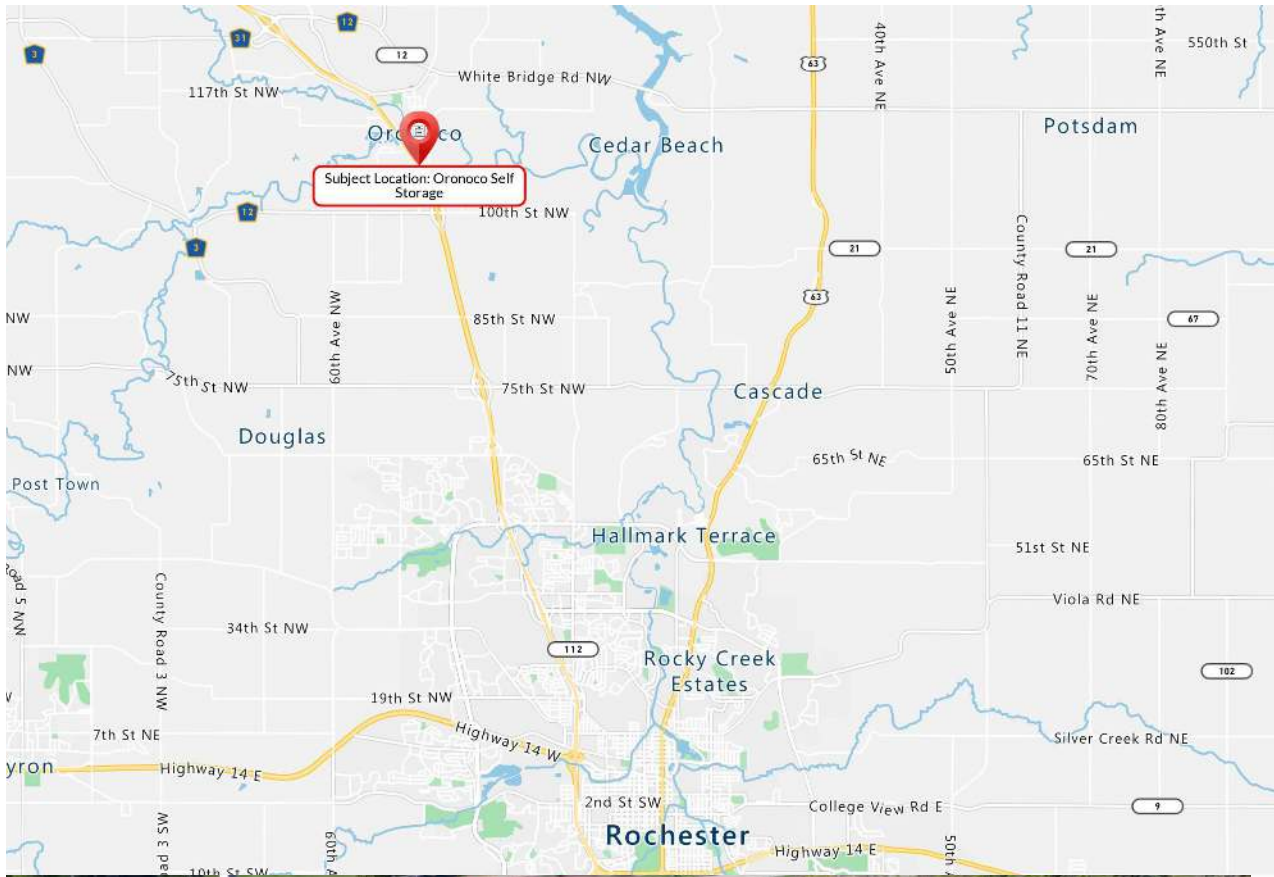
INVESTMENT HIGHLIGHTS

- 38,074 RSF of drive-up self storage with approval to add an additional 20,800 RSF
- Fantastic visibility to over 30,000 VPD and only 2.52 SF/Capita in the 5 mile radius
- Average household incomes over \$143,000 in the 5-mile radius
- Located in the Rochester MSA with a population over 200,000
- Recently completed fence and gate system; setup well for remote management

PROPERTY DETAILS

RSF:	38,074
Number of Units:	167
Acreage:	5.71
Year Built:	1985, 2018-2022





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 diligence.