

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## K&K Storage

20267 County Road 2  
& 512 Lake Avenue  
Silver Lake, MN 55381

Presented by:

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**LIST PRICE: \$1,800,000**

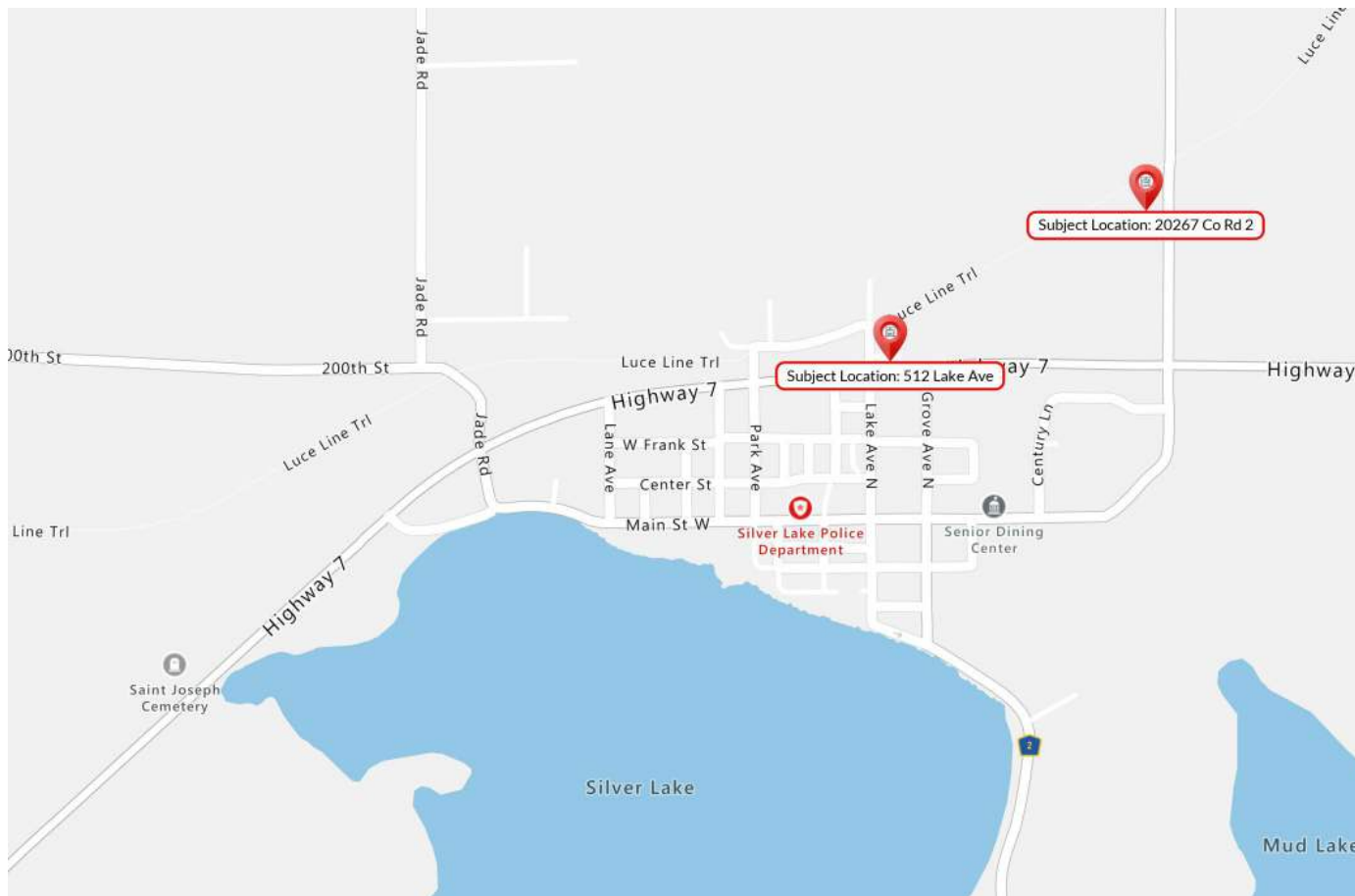
## INVESTMENT HIGHLIGHTS

- Fully occupied Self-Storage Opportunity with 2 locations in Silver Lake, MN, and less than 1 hour from Twin Cities Metros
- Great visibility right off of Highway 7 and County Rd 2
- Opportunity to achieve higher rates with existing tenants, implement management software, and add ancillary revenue streams
- Limited Competition - only facility within a 7-mile radius
- Room to add additional Square Footage or Outdoor Storage

## PROPERTY DETAILS

Total RSF:	33,305
Number of Units:	157 and 20 Parking Spots
Acreage:	4.62
Year Built:	2002-2019
Occupancy:	92%





**AREA**  
COMMERCIAL REAL ESTATE SERVICES

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