

Self Storage Conversion Opportunity



SELF STORAGE ADVISORS

St. Cloud, MN Conversion Opportunity

14 McLeland Road
St. Cloud, MN 56303

Presented by:

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Area CRE Services

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LIST PRICE: \$4,200,000

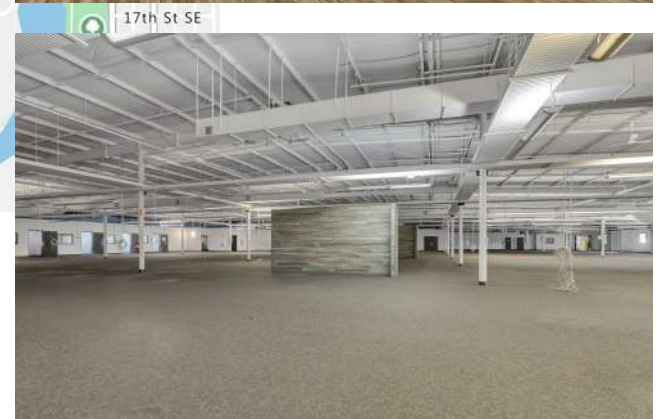
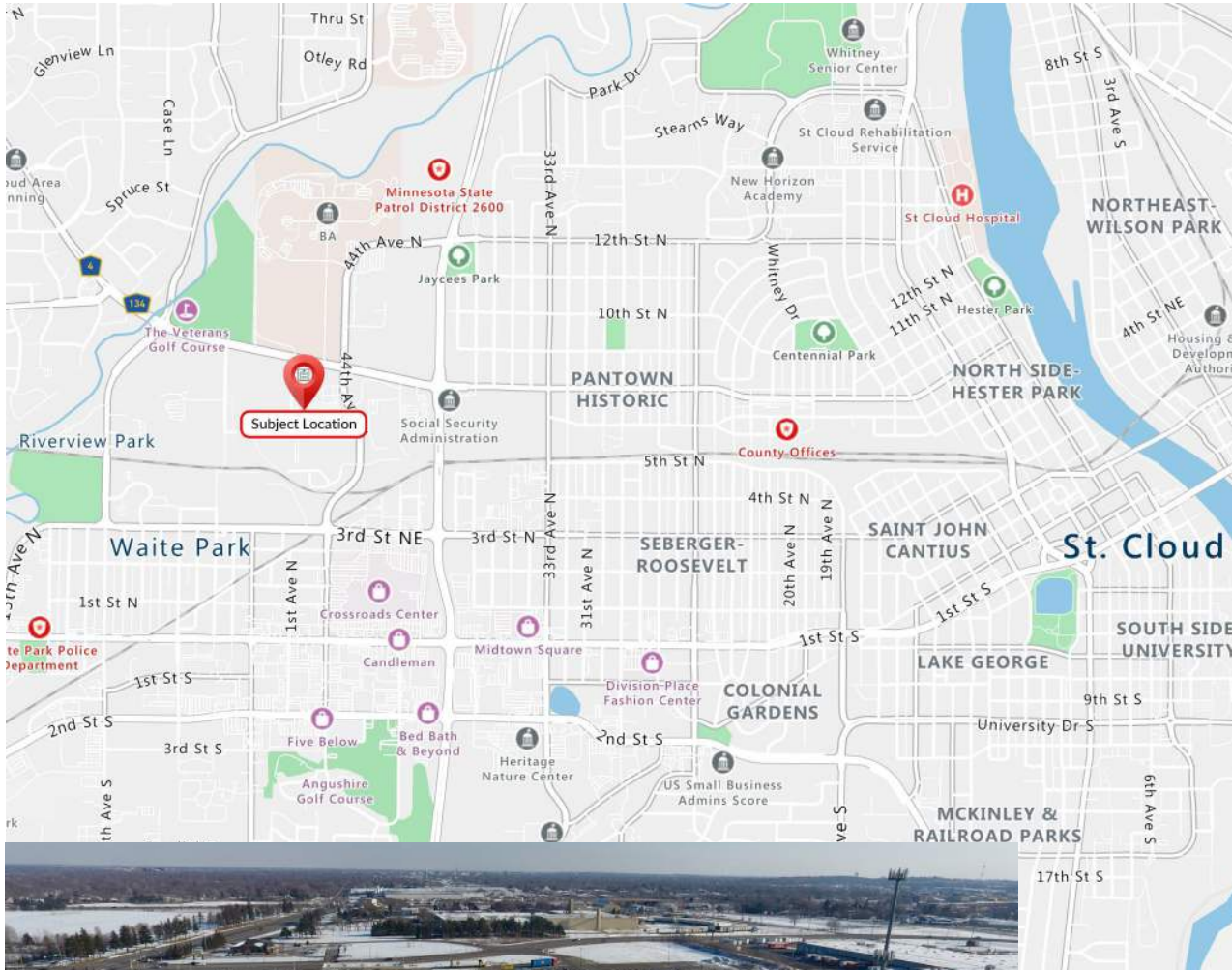
INVESTMENT HIGHLIGHTS

- Fully entitled self storage conversion opportunity located in the heart of St. Cloud MN
- 109,000 GSF building with proposed 85,747 RSF of climate controlled self storage, primarily on the 1st floor
- Population over 55,000 in the 3-mile radius and average household incomes above \$75,000
- Between 2000 and 2012, the St. Cloud MSA population grew by 20.7% and is estimated to expand an additional 25% from 2010-2030

PROPERTY DETAILS

Gross SF:	109,000
Total RSF:	85,747
Number of Units:	779 Proposed
Acreage:	6.24
Year Built:	1966





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.