

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Home Run Public Storage

196 Highway 212 E  
& 1220 8th Avenue  
Granite Falls, MN 56241

Presented by:

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Area CRE Services

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**LIST PRICE: \$600,000**

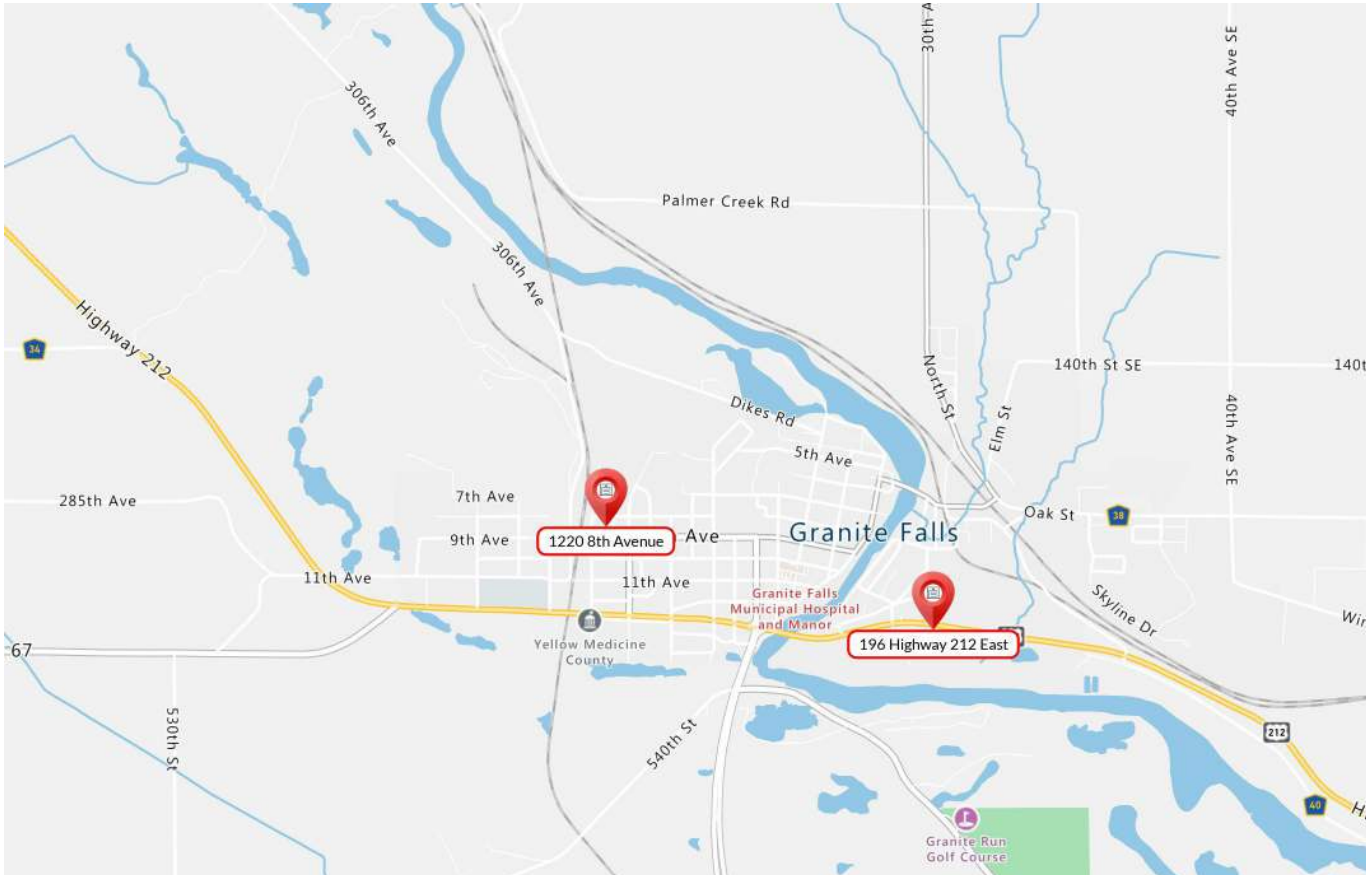
### INVESTMENT HIGHLIGHTS

- Two well-located facilities serving Granite Falls, Minnesota, and surrounding markets
- 98% Occupancy on the Self Storage Units with Room to Expand
- Priced well below replacement cost at \$32/SF
- Over 10,000 SF of heated warehouse space with 21 temperature-controlled storage units and an office
- Limited competition - two competitors within 10 miles

### PROPERTY DETAILS

Self Storage RSF:	8,608
Heated Bulk Storage RSF:	10,190
Self Storage Units:	57
Acreage:	Hwy 212 - 1.5 8th Avenue - 0.5
Year Built:	Hwy 212 - 1978 8th Avenue - 2009





**AREA**  
COMMERCIAL REAL ESTATE SERVICES