

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Lucky 7 Storage

5626 Highway 95 NW
Cambridge, MN 55008

Presented by:

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LIST PRICE: \$850,000

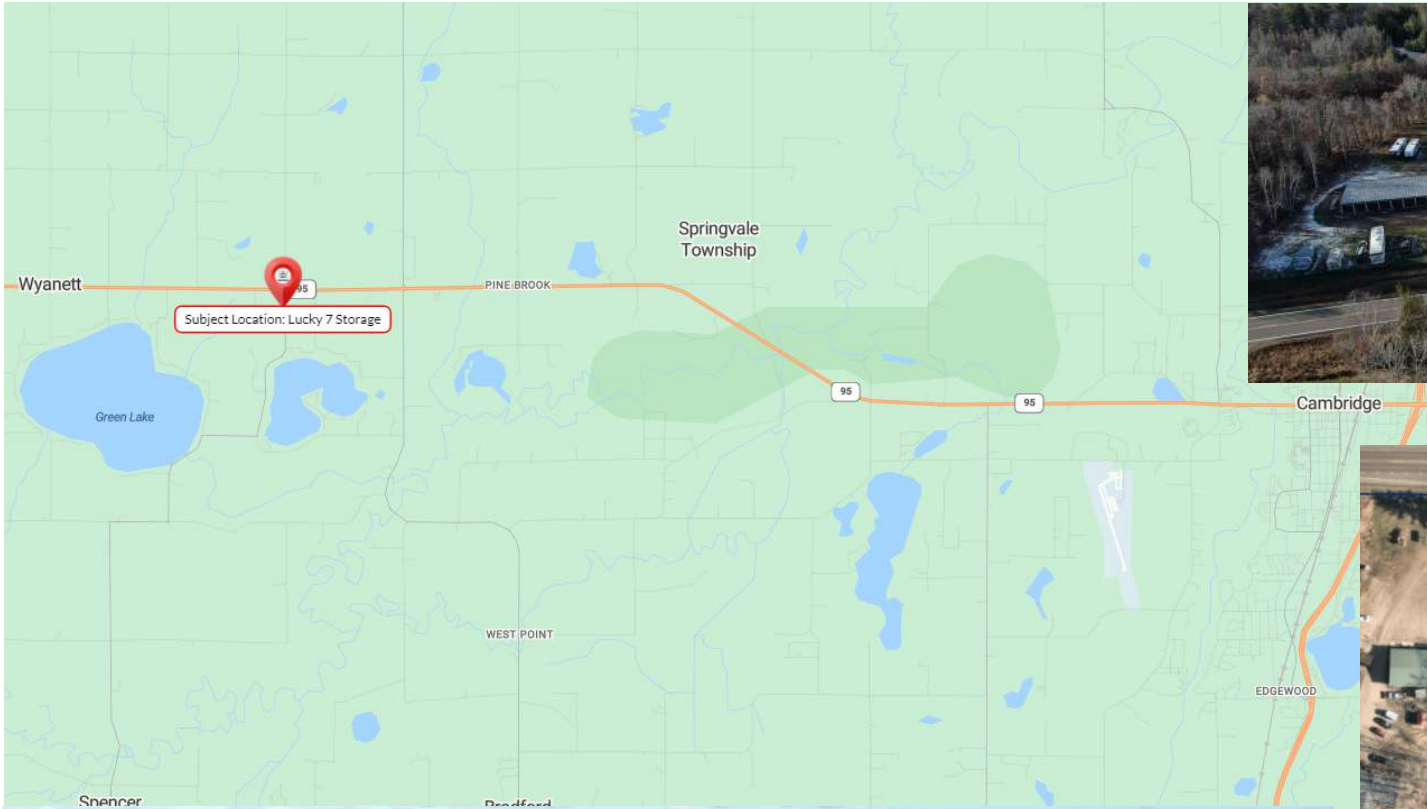
INVESTMENT HIGHLIGHTS

- Value-Add Self Storage Opportunity less than an hour from the Twin Cities
- Excellent Location right on Highway 95 between Princeton, MN and Cambridge, MN
- All-steel Trachte buildings completed in 2014 & 2016
- Expansion room for additional containers or outdoor parking
- Opportunity to create an online presence, achieve higher rent rates for existing tenants, begin offering tenant insurance, and lease approximately 500 SF office/retail space currently occupied by Sellers

PROPERTY DETAILS

Total RSF:	19,326 + ~500 SF of office/retail
Total Units:	85 Units, 12 Containers & 32 Parking Spots
Acreage:	3.75 Acres <i>(Note: parcel will be split into ~2.5 acres)</i>
Year Built:	Office/Interior Units - 1955 Storage - 2014 & 2016





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.