

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Mini Stor All

1002 25th Street S
Fargo, ND 58103

Presented by:

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LIST PRICE: \$3,000,000

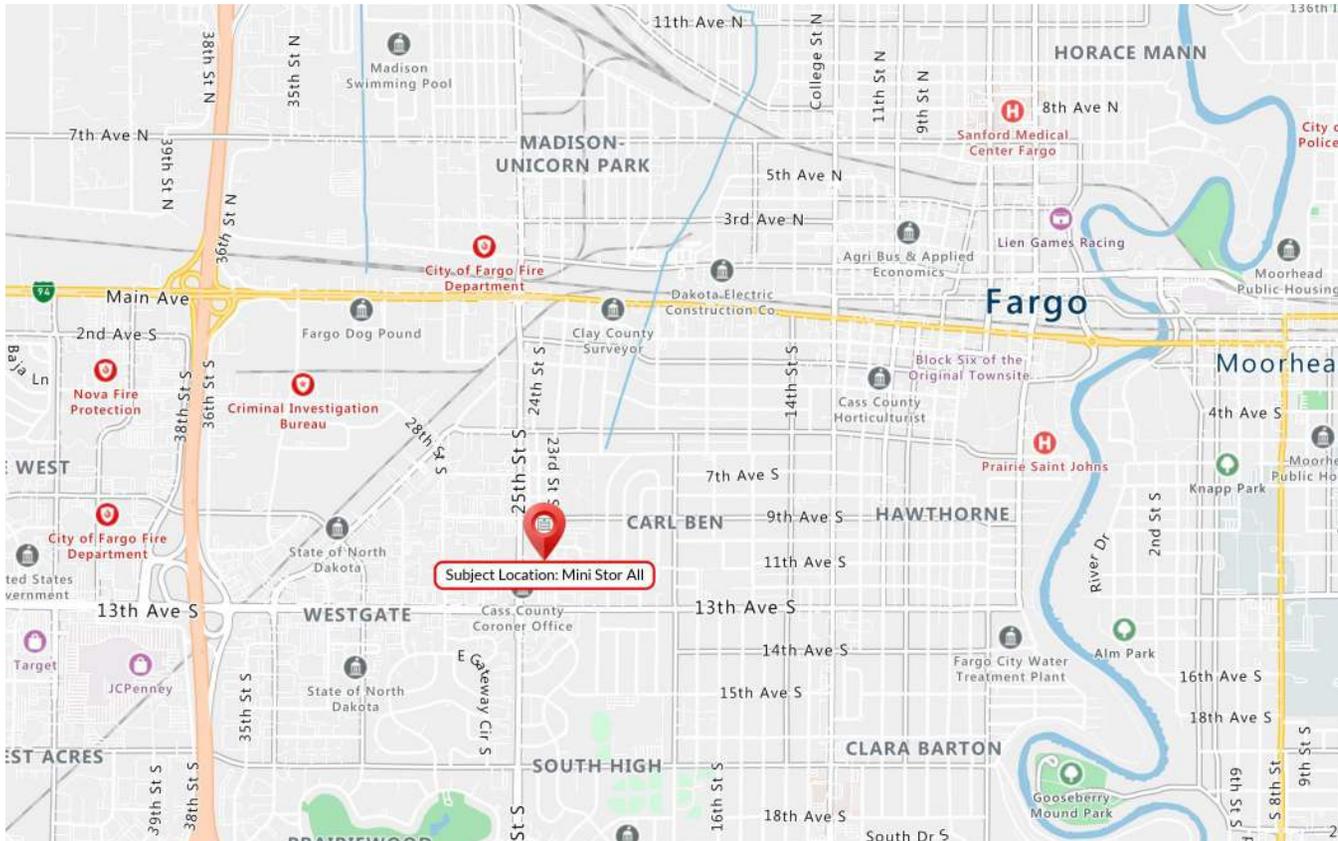
INVESTMENT HIGHLIGHTS

- Significant value-add opportunity with a great location in the center of Fargo, ND
- Includes rented retail space of 7,850 SF with ability to increase rent upon lease renewal with current tenant motivated to sign longer-term lease
- Includes 13 fully occupied commercial bay spaces totaling 11,100 SF
- 5-Mile population over 200,000 with Median Household Income of \$91,796
- Outdated operations and website without the ability to rent online

PROPERTY DETAILS

Storage RSF:	42,034
Commercial Bay RSF:	11,100
Retail RSF:	7,850
Total RSF:	60,984
Number of Units:	399
Acreage:	4.29
Year Built:	1977





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.