

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Rocky Ridge Storage

3482 County Rd E.

Baileys Harbor, WI 54202

Presented by:

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LIST PRICE: \$800,000

INVESTMENT HIGHLIGHTS

- 8.74-self storage facility located in Baileys Harbor, WI
- Property is zoned Countryside
- Fenced storage area (includes 4 buildings and driveways)
- Ample room to expand
- Does not take advantage of County Road E exposure, property is obscured by vegetation and lack of signage
- Population swells with second homeowners and their families, and tourists
- Opportunity to increase revenue with addition of non-real estate storage containers

PROPERTY DETAILS

| | |
|------------|--------|
| Units: | 67 |
| RSF: | 20,120 |
| Acres: | 8.74 |
| Occupancy: | 90% |





Argus Self Storage Advisors and Bruce Bahrmassel have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.