

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Blue Ox Storage Portfolio

3 Properties

Bemidji, MN

Presented by:

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Area CRE Services

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LIST PRICE: \$8,500,000 - Call for Offers Due: April 18,2024

INVESTMENT HIGHLIGHTS

- 3-Property Portfolio Totaling 154,540 RSF and 690 Units
- Recent expansion of over 22,400 RSF at North Site completed in August 2023 and 20,000 RSF at South site in October 2022
- Potential Storage Income of \$1,051,380 At Current Rent Rates
- Site Work and Prep Completed for 4 Additional Buildings at North Site and 3 at South Site
- Strong density with 5-Mile Population of 22,950 with significant summer population increase

PROPERTY DETAILS

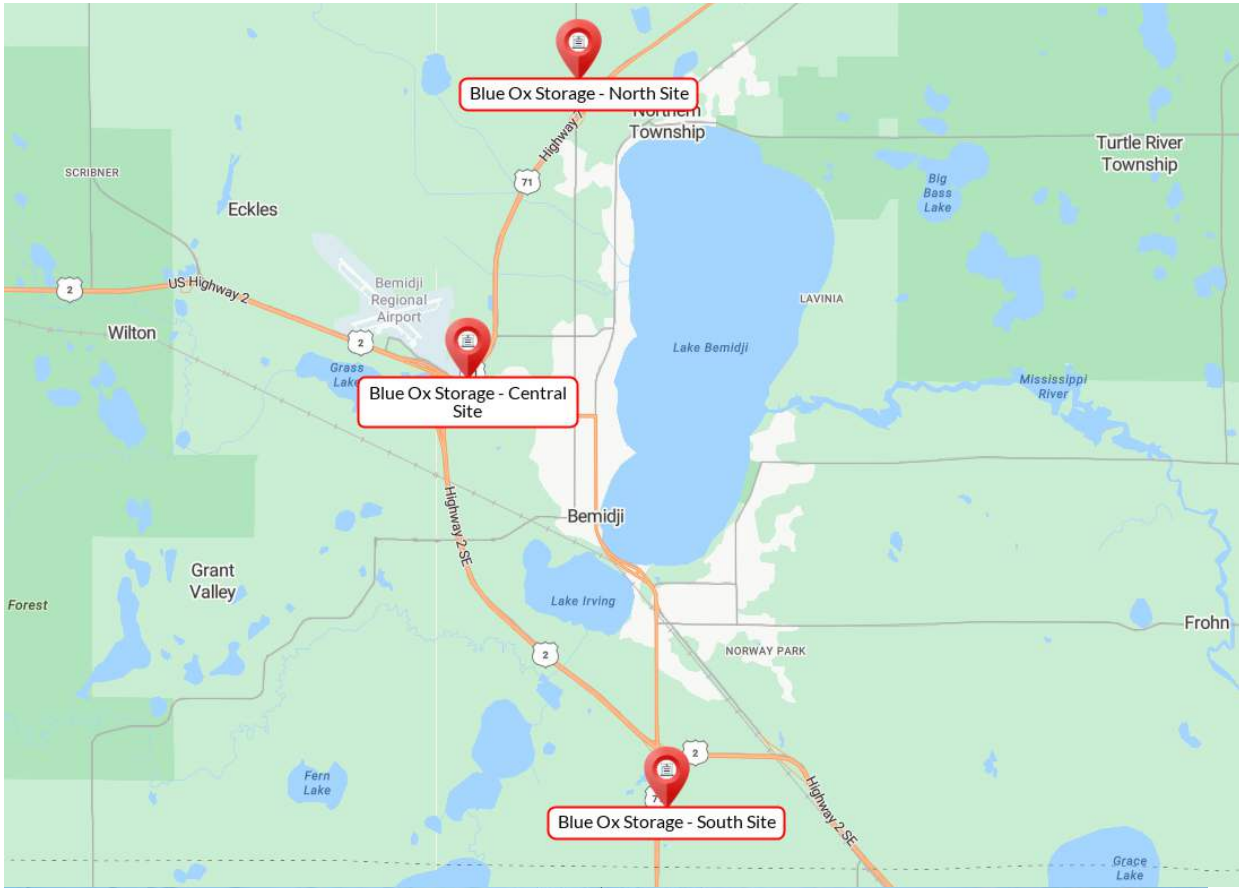
Total RSF: 154,540

Total Units: 690

Year Built: 2017-2023

Land for Expansion: Yes, at all three locations





AREA
COMMERCIAL REAL ESTATE SERVICES