

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

A & A Mini Storage

2301 Highway 14 W
Rochester, MN 55901

Presented by:

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LIST PRICE: \$5,300,000

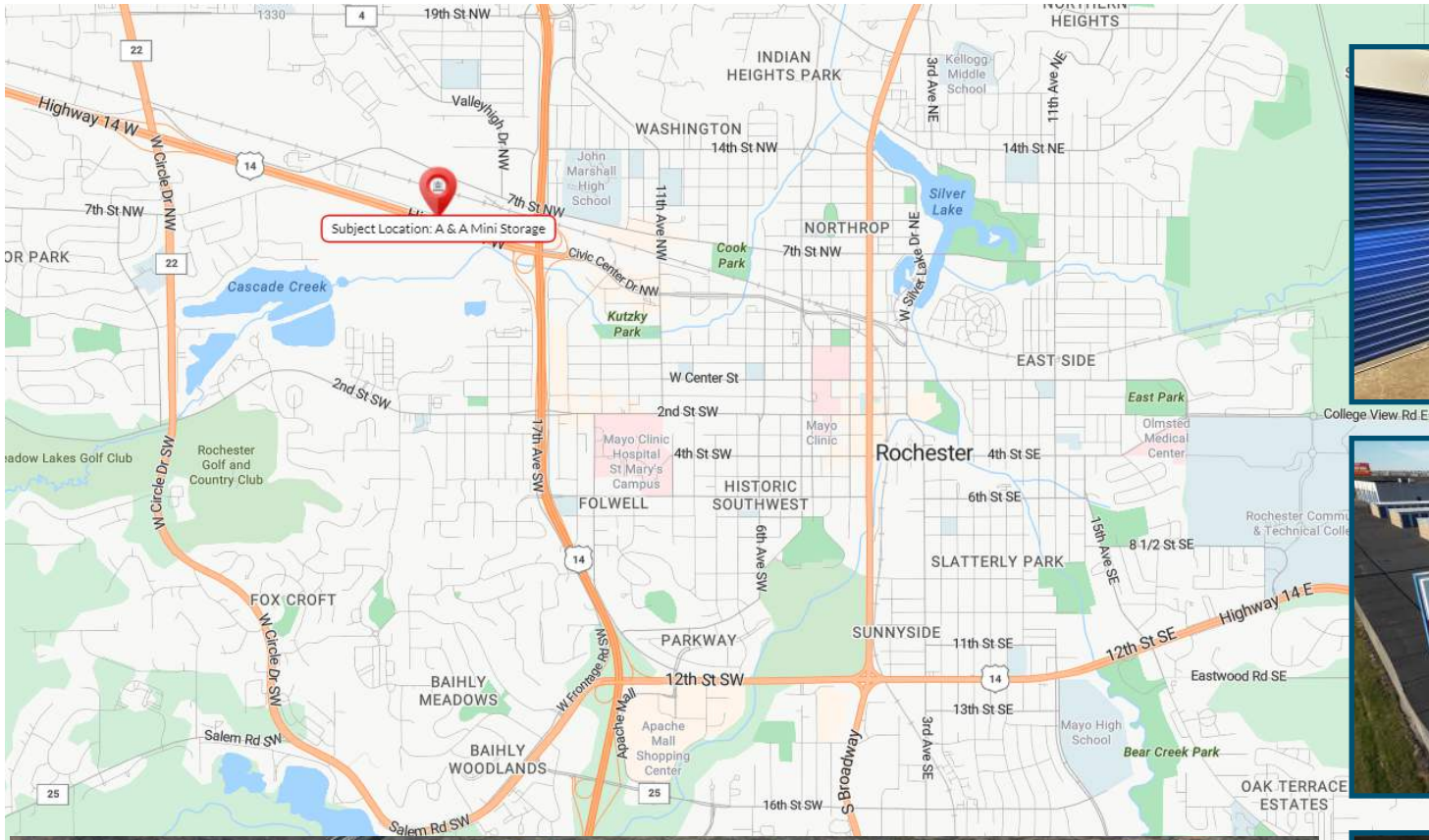
INVESTMENT HIGHLIGHTS

- Excellent opportunity to acquire 83,300 rentable square feet in the growing market of Rochester, Minnesota
- Tremendous visibility to over 30,000 vehicles per day via US Highway 14
- All-steel Trachte buildings providing 564 units of drive up, climate controlled and commercial bay storage
- Includes 800 square foot office and an income-producing billboard on a 15 year lease
- Recent rate increase took effect February 2024 with minimal historical rental rate increases
- Population over 120,000 and growing, fueled by the presence of the world-renowned Mayo Clinic

PROPERTY DETAILS

Total RSF:	83,300
Number of Units:	525 Drive Up 32 Climate Control 7 Commercial Bays
Acreage:	9.69
Year Built:	1993-2000





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.