

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Kwicklock Storage

2057 4th Avenue  
Windom, MN 56101

Presented by:

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**LIST PRICE: \$750,000 - Final & Best Deadline 8/1/24**

### INVESTMENT HIGHLIGHTS

- 12,900 rentable square feet in a market with very limited competition
- Consistently high occupancy above 90% with ability to increase existing customers rents
- Great location off of US Highway 71 with strong visibility
- Priced near replacement cost at \$58 per square foot

### PROPERTY DETAILS

Total RSF: 12,900

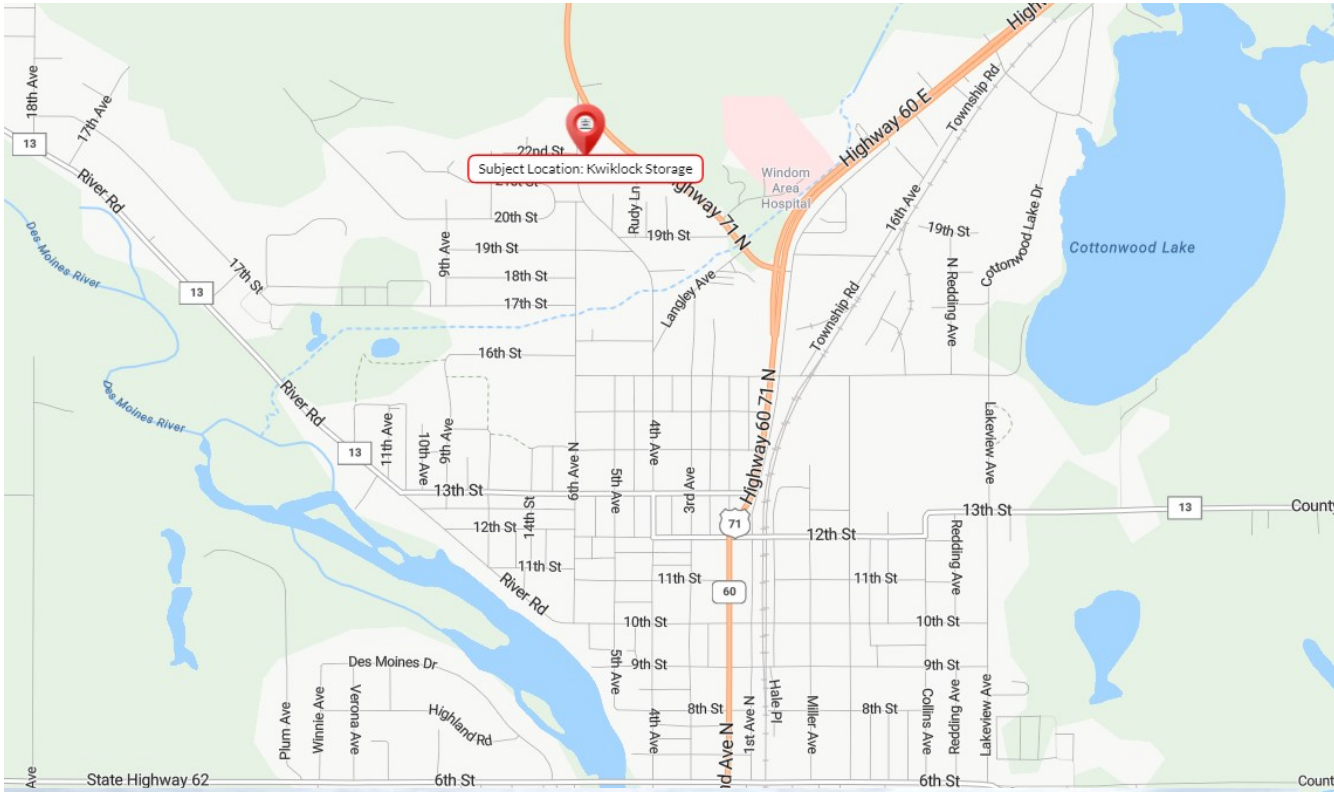
Total Units: 77

Acreage: 0.88

Year Built: 1994-2005

Occupancy: 94%





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.

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COMMERCIAL REAL ESTATE SERVICES