

# Self Storage Portfolio Investment Opportunity



SELF STORAGE ADVISORS

## Mr. Storage

509 Depot Street  
Iowa Falls, IA 50126

Presented by:

**TOM FLANNIGAN, ALEX IHRKE, MATT HAUGEN  
& NATHAN GOTTLIEB**

Area CRE Services

651-269-6307

tom@selfstorage.com

alex@selfstorage.com

mhaugen@selfstorage.com

nathan@selfstorage.com

**LIST PRICE: \$475,000**

## INVESTMENT HIGHLIGHTS

- Brand new self storage facility completed in March 2024
- 9,400 rentable square feet of all-steel drive up units
- Priced at replacement cost of \$51 per rentable square foot
- Secure facility with fence, external lighting and camera system
- Units to be rentable starting May 2024

## PROPERTY DETAILS

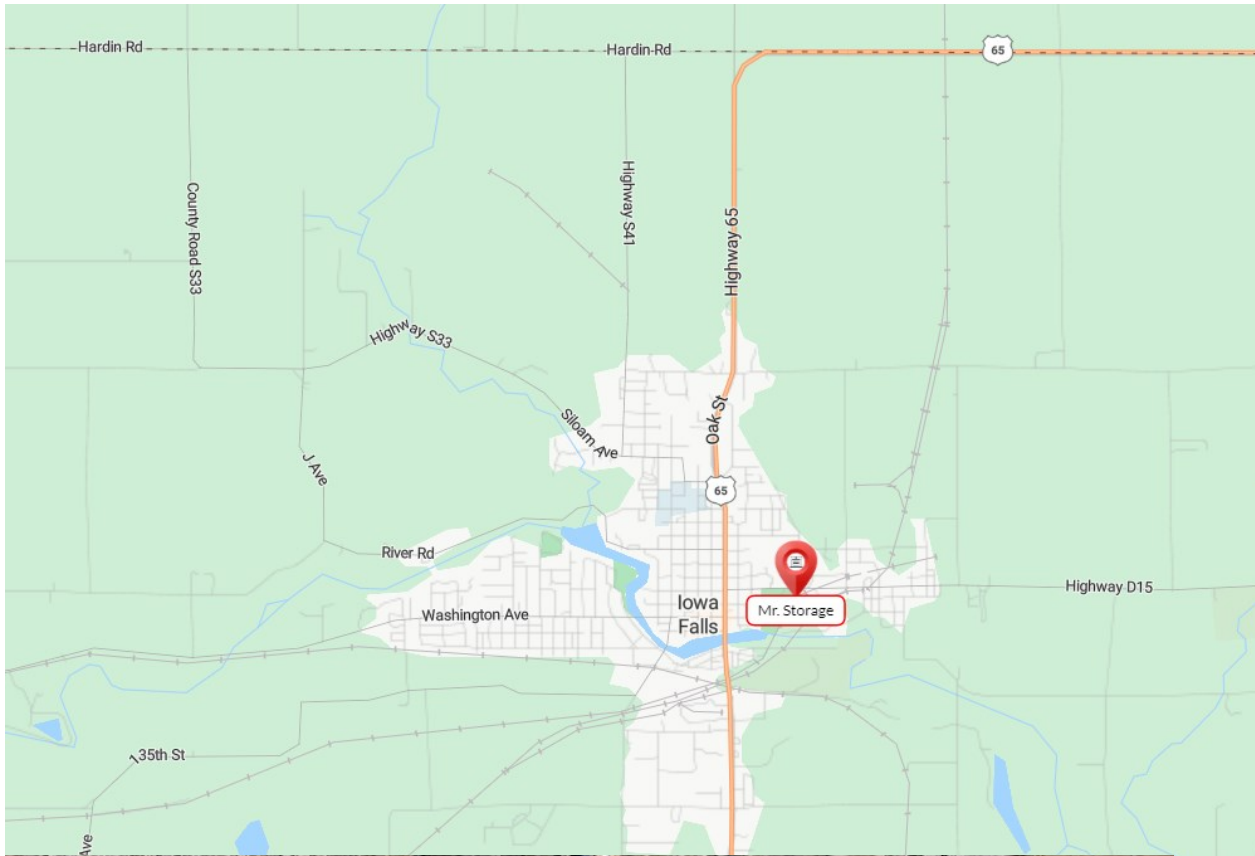
RSF: 9,400

Number of Units: 56

Year Built: 2024

Acreage: 0.46





**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.