

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Self Storage MN

23933 119th Street NW
Elk River, MN 55330

Presented by:

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

Area CRE Services

612-852-5048

mhaugen@selfstorage.com

alex@selfstorage.com

nathan@selfstorage.com

tom@selfstorage.com

LIST PRICE: \$3,500,000

Call for Offers Due: August 28, 2024

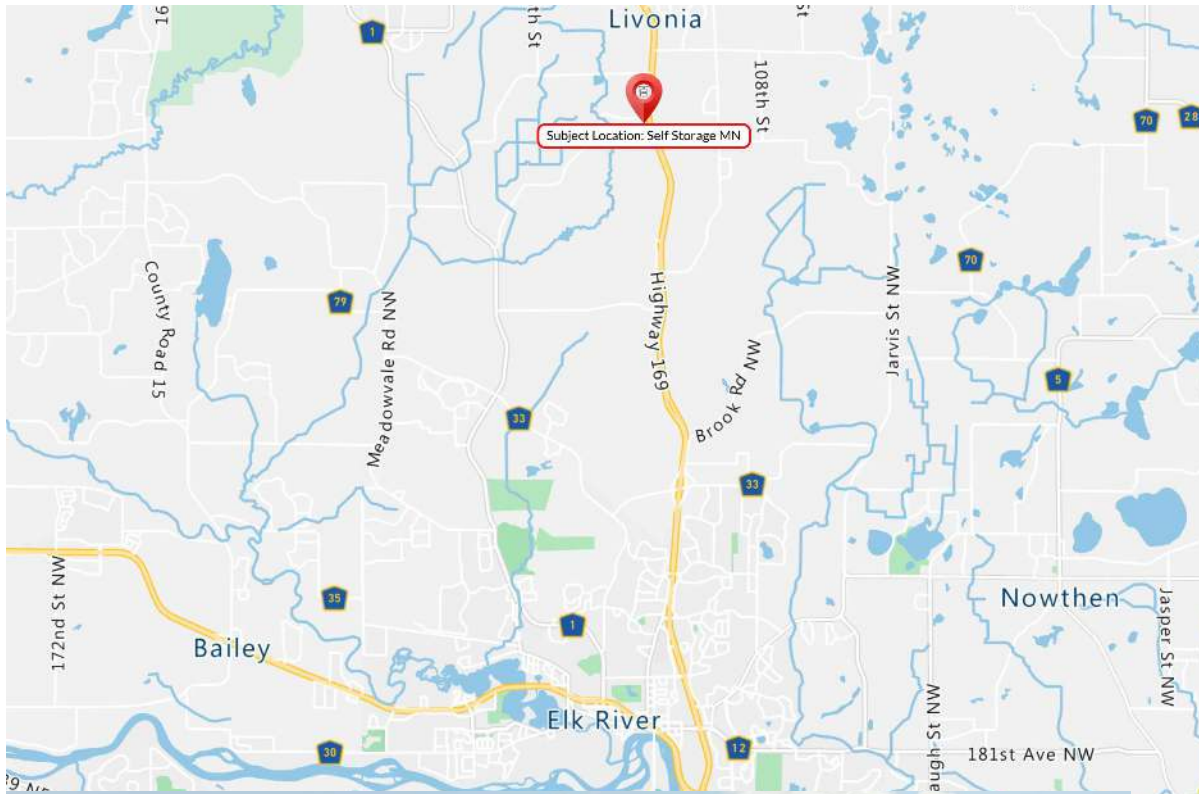
INVESTMENT HIGHLIGHTS

- 41,650 rentable square feet and 190 units of recently built drive up self storage
- Phenomenal location in Elk River with strong population and household incomes
- Highly visible site right off of Highway 169 with traffic count over 25,000 vehicles per day
- 8.13 acre site with significant expansion opportunity and initial site and grading work complete
- Fully fenced with 2 gate systems and surveillance cameras
- Recent expansion in Spring 2024 adding 8,400 square feet of RV sized units

PROPERTY DETAILS

Total RSF:	41,650
Total Units:	190
Acreage:	8.13
Year Built:	2021, 2024
Occupancy:	72%





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.

AREA
COMMERCIAL REAL ESTATE SERVICES