

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Fargo Space Center

303 41st Street South
Fargo, ND 58103

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: \$1,900,000

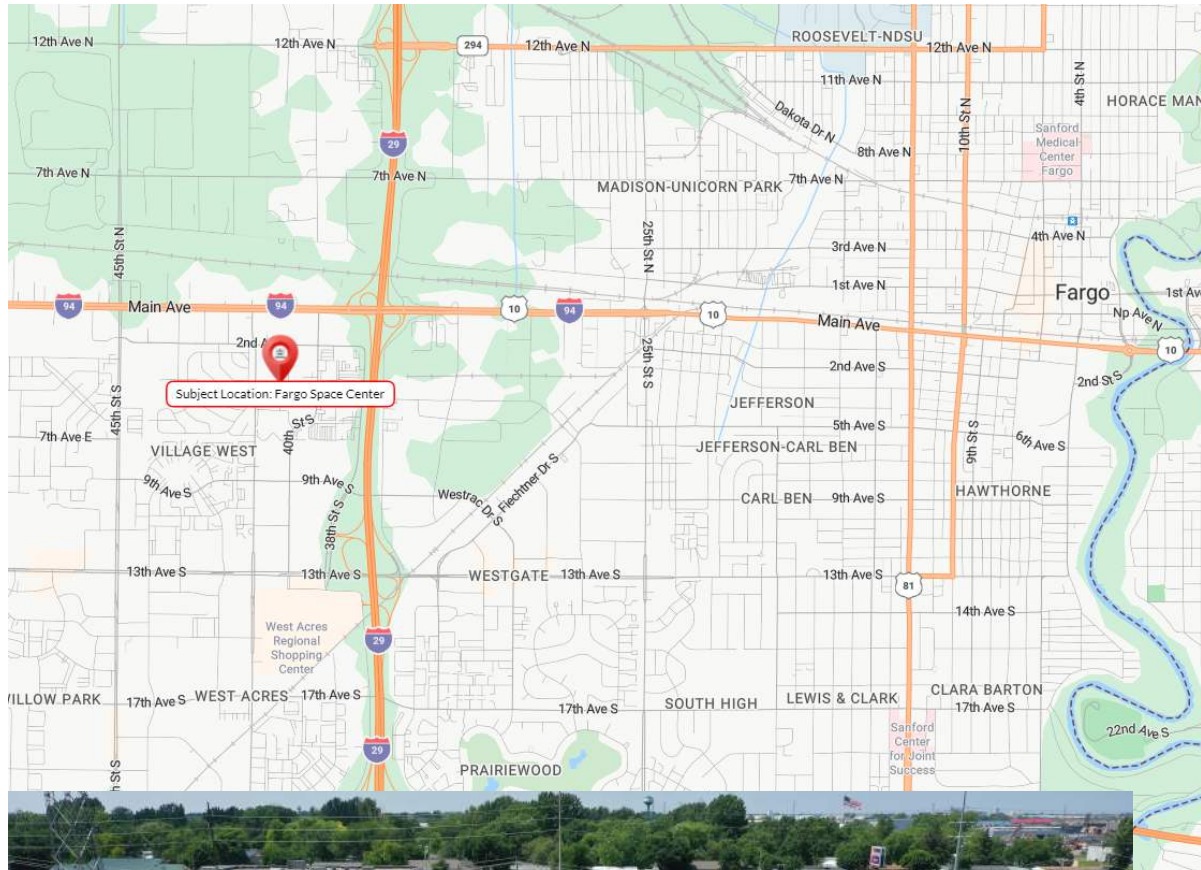
INVESTMENT HIGHLIGHTS

- 22,000 rentable square feet and 141 units of drive up self storage in the growing market of Fargo, North Dakota
- Consistently high occupancy with current unit occupancy at 97%
- High density area with the 3 mile population over 80,000 and the 5 mile over 185,000
- Economic occupancy of 96% with asking rents of \$0.75 per rentable square foot
- Recent expansion of 3,600 square feet completed in 2022

PROPERTY DETAILS

Total RSF:	22,000
Total Units:	141
Acreage:	1.5
Year Built:	1992, 2022
Occupancy:	97.2%





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