

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Ridgewood Storage

8850 Ridgewood Court  
St Joseph, MN 56374

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: \$1,000,000**

**Call for Offers Due: August 15, 2024**

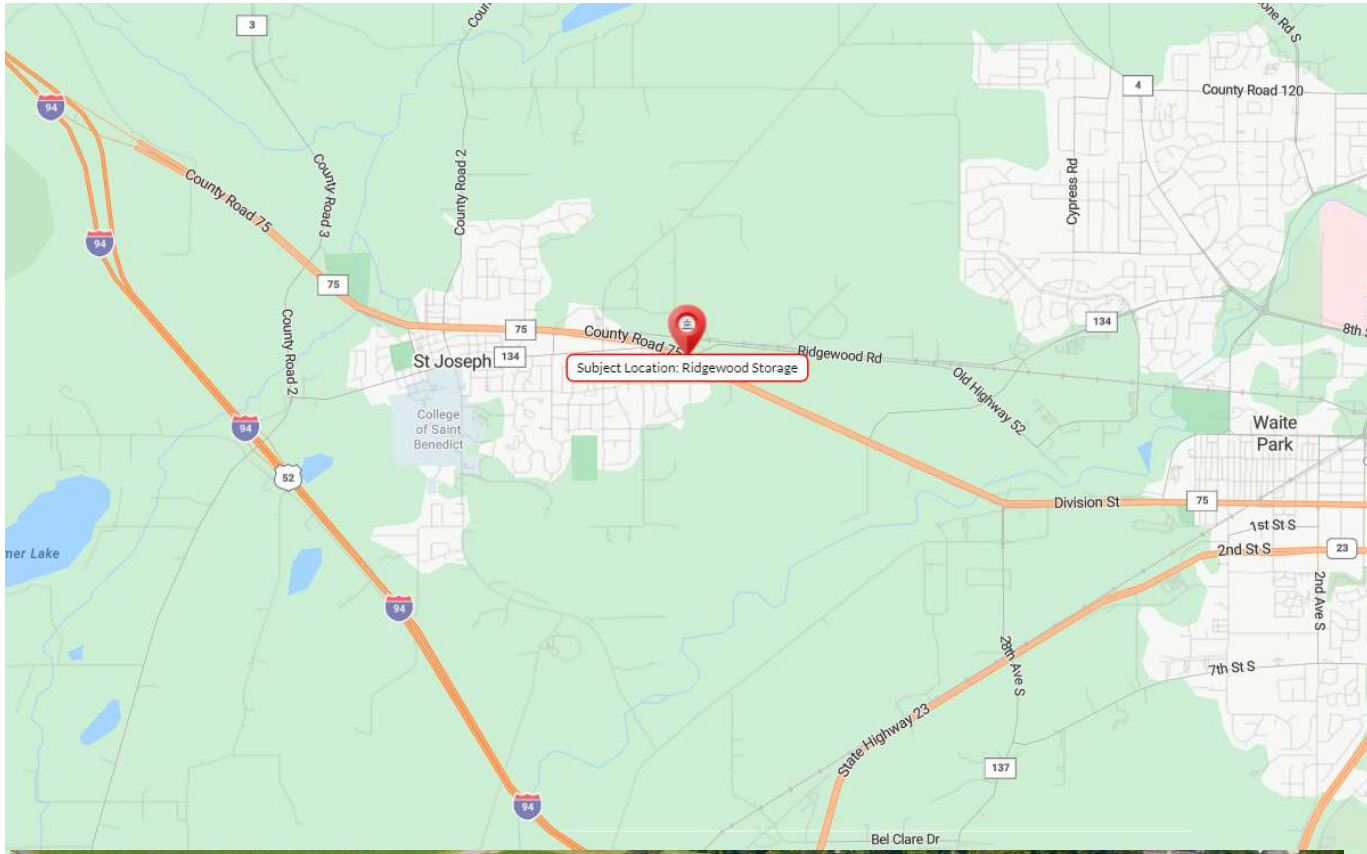
### INVESTMENT HIGHLIGHTS

- 20,200 rentable square feet and 130 units of drive up self storage and outdoor parking
- Great visibility to over 22,000 vehicles per day via County Rd 75
- All-steel Trachte buildings, completely fenced with a manual gate
- Room for expansion with city approval to build one additional building
- Seller financing available for qualified buyers

### PROPERTY DETAILS

Total RSF:	20,200
Number of Units:	130
Acreage:	2.05
Year Built:	1996, 1999, 2002





**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.