

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Hinckley Storage

305 T-119

Hinckley, MN 55037

Presented by:

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Area CRE Services

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LIST PRICE: \$200,000

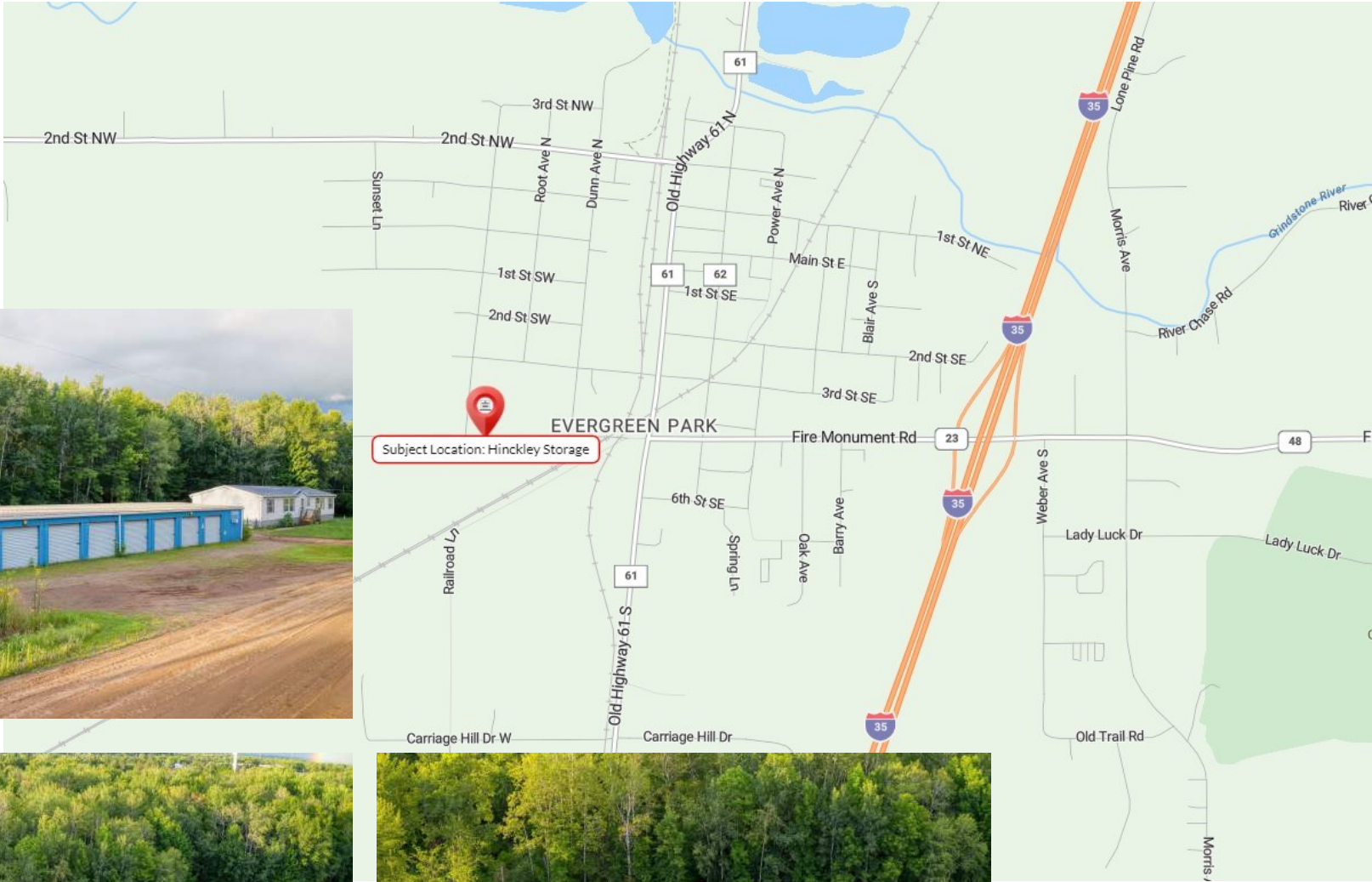
INVESTMENT HIGHLIGHTS

- Low economic occupancy with opportunity to achieve higher rates with existing tenants
- Ability to significantly improve operations through increased web presence and software implementation
- Priced below replacement cost at \$50/SF
- Limited competition - three competitors within 10 miles radius
- Consistently at 100% occupancy

PROPERTY DETAILS

Total RSF:	3,980
Total Units:	28
Acreage:	0.45
Year Built:	1993
Occupancy:	100%





AREA
COMMERCIAL REAL ESTATE SERVICES