

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## TCJ Storage Solutions & Commercial Suites

3446 2<sup>nd</sup> Street SE  
St Cloud, MN 56304

Presented by:

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**LIST PRICE: \$975,000**

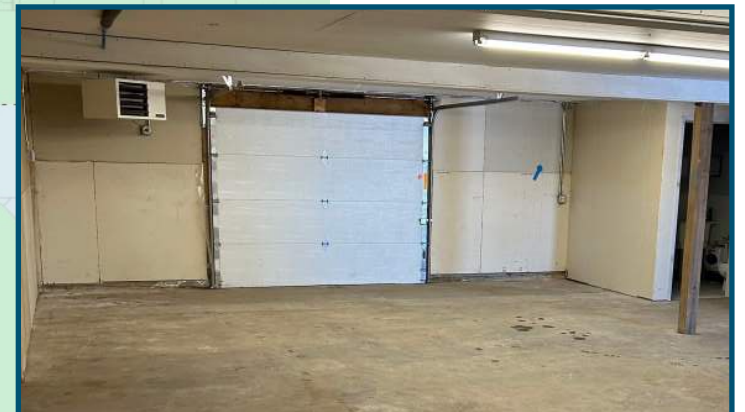
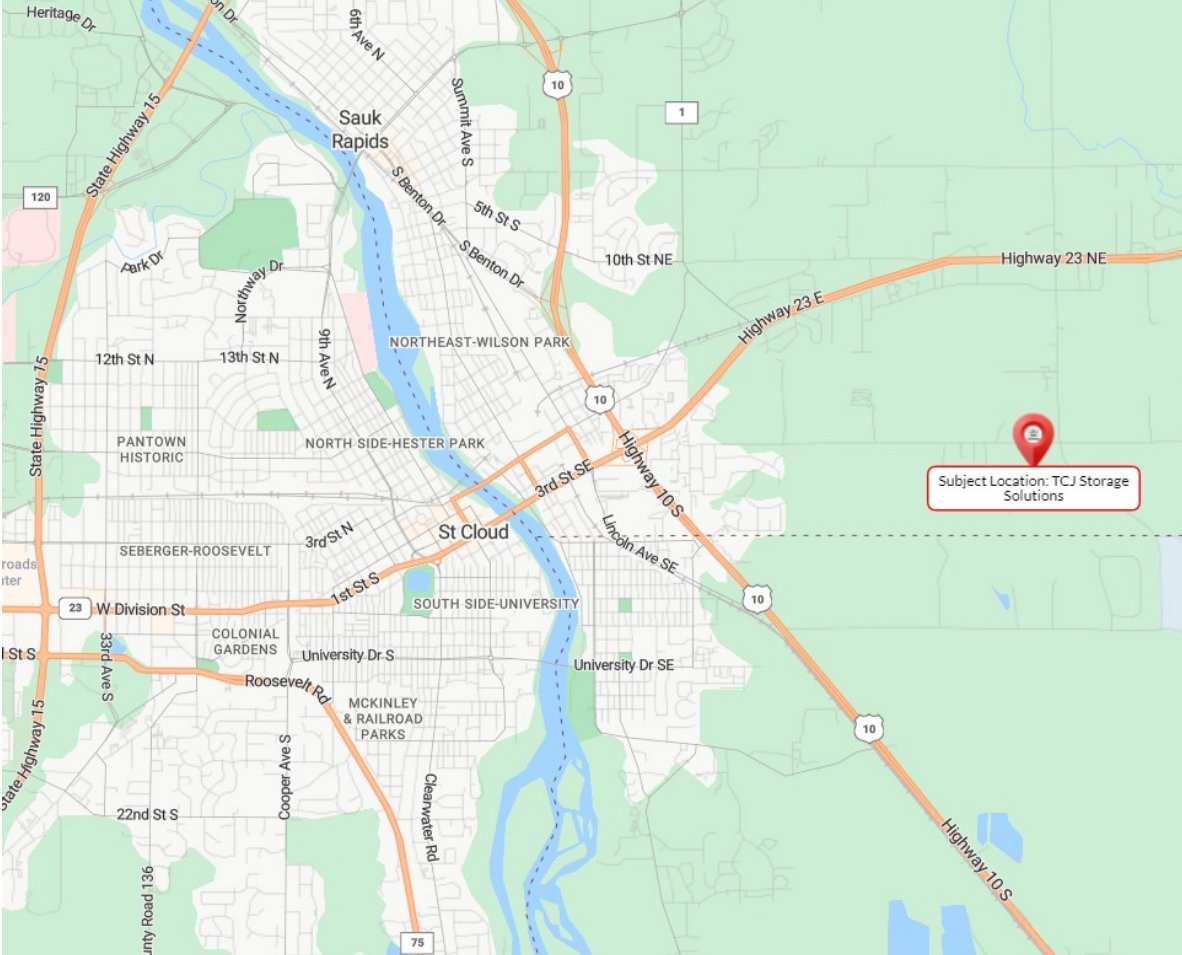
### INVESTMENT HIGHLIGHTS

- Diverse offering with mix of self storage, outdoor storage, and business units
- Consistently high occupancy with ability to push rent rates in near term - current owner has not raised rental rates in multiple years
- Serves the market of St. Cloud, a top 5 MSA in Minnesota - 5 mile population over 60,000
- Situated on 10 acres with ample room for expansion
- Priced well below replacement cost at \$25 per square foot

### PROPERTY DETAILS

Total RSF:	38,690
Total Units:	99
Acreage:	10
Year Built:	1979, 2013
Occupancy:	83% Storage, 100% Commercial





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 it's accuracy. Buyer to conduct their own due diligence.

**AREA**  
COMMERCIAL REAL ESTATE SERVICES