

Self Storage Investment Opportunity



Walker Storage Max

4870 66th Street NW
Walker, MN 56484

Presented by:

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Area CRE Services - Licensed Under Keller
Williams Realty Integrity Lakes

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LIST PRICE: \$2,400,000

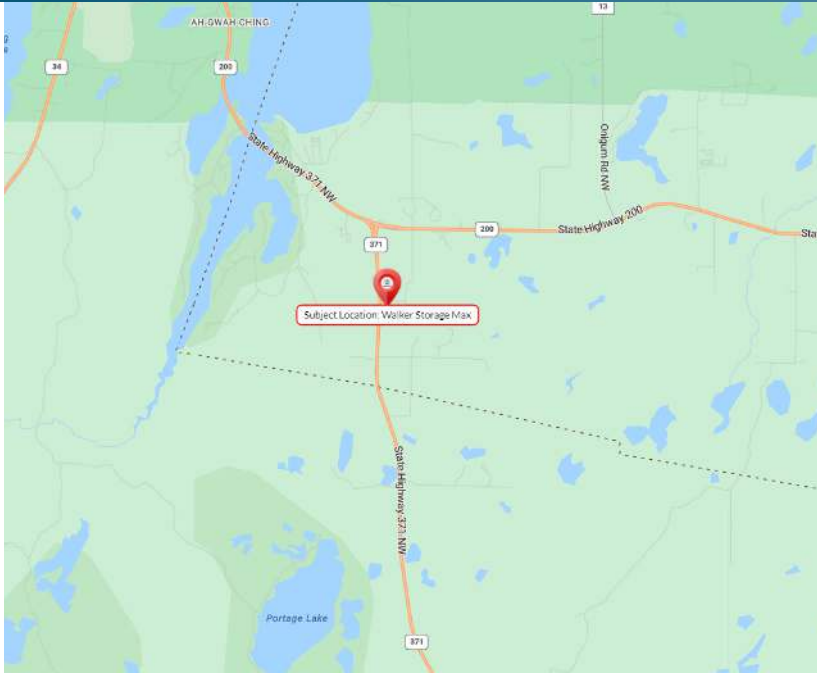
INVESTMENT HIGHLIGHTS

- 31,325 rentable square feet of large RV sized units with in-floor heating, ventilation system, and 30 amp outlets
- Brand new facility with the first building completed in August 2020 and the second building in July 2021
- Consistently 100% occupied since opening with long term tenants
- Top notch security: completely fenced with barbed wire, keypad access system, and surveillance cameras
- Serving the vast lake home country of Walker, MN and surrounding cities
- Income producing billboard adding \$11,400 of revenue annually

PROPERTY DETAILS

Storage RSF:	31,325
Total Units:	31
Unit Occ.:	97%
Acres:	3.20





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.