

# Self Storage Investment Opportunity



## Walker Storage Max

4870 66th Street NW  
Walker, MN 56484

Presented by:

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**LIST PRICE: \$2,250,000**

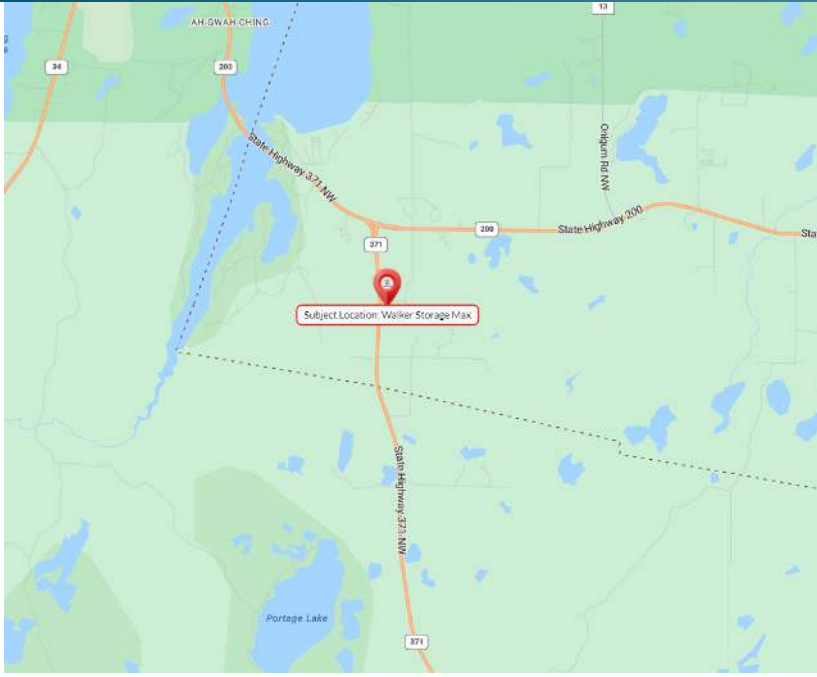
### INVESTMENT HIGHLIGHTS

- 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

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