

Self Storage Investment Opportunity



Riverfront Mini Storage

201 W Mabel Street
Mankato, MN 56001

Presented by:

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*Area CRE Services - Licensed Under Keller
Williams Realty Integrity Lakes*

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LIST PRICE: \$835,000

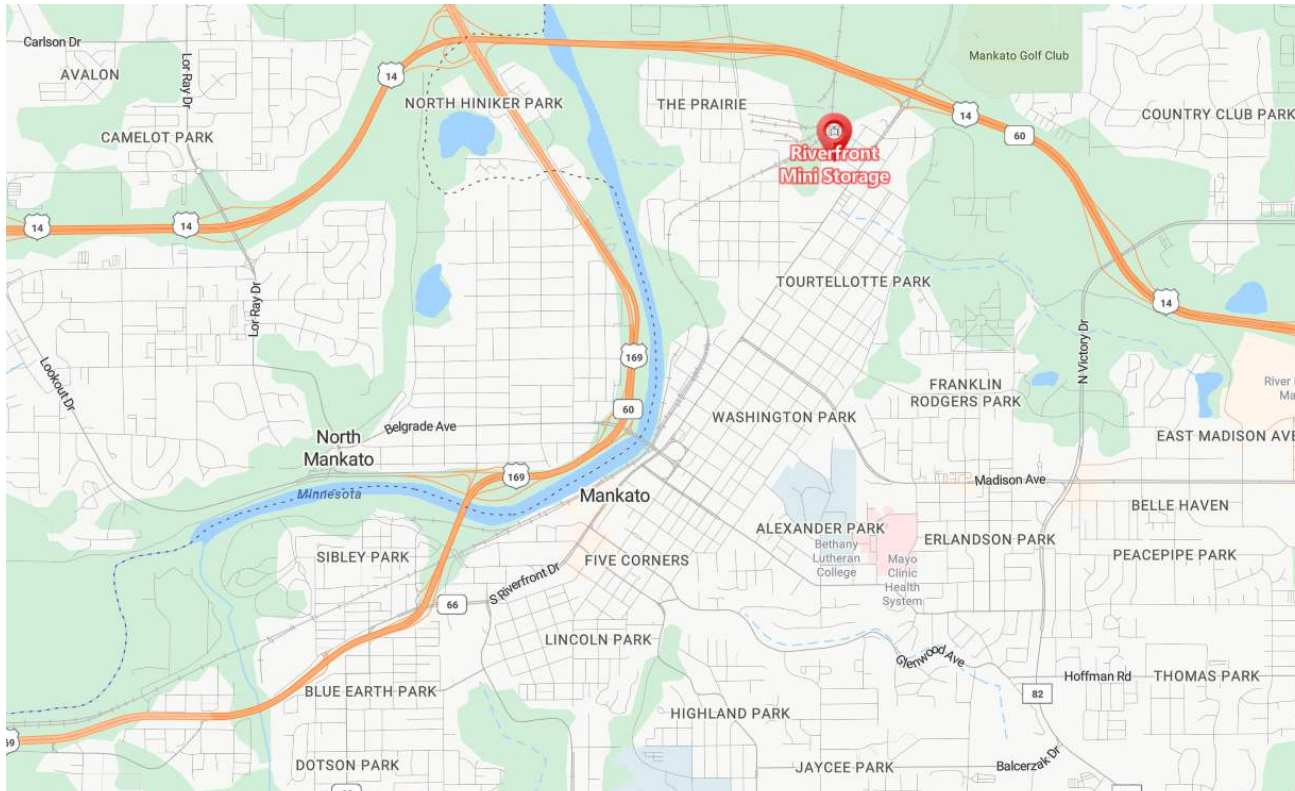
INVESTMENT HIGHLIGHTS

- 15,900 RSF of all drive-up self storage serving Mankato, MN
- Strong demographics with a population of 48,292 in the 3 mile radius
- High quality, all-steel Trachte buildings and asphalt paving
- Priced below replacement cost at \$53 per RSF
- Ability to achieve higher rents on existing tenants - unit occupancy of 82% and economic occupancy of 71%

PROPERTY DETAILS

Storage RSF:	15,900
Total Units:	78
Unit Occ.:	82%
Acres:	1.11





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.

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