

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Westrock Storage & Shopping Center

8900 Walnut Street
Rockford, MN 55373

Presented by:

**NATHAN GOTTLIEB, ALEX IHRKE,
MATT HAUGEN & TOM FLANNIGAN**
Area CRE Services - Licensed Under Keller
Williams Realty Integrity Lakes

Lead Agent: Nathan Gottlieb
Direct: 612-930-6614
Office: 612-790-3747
nathan@selfstorage.com

LIST PRICE: \$3,400,000

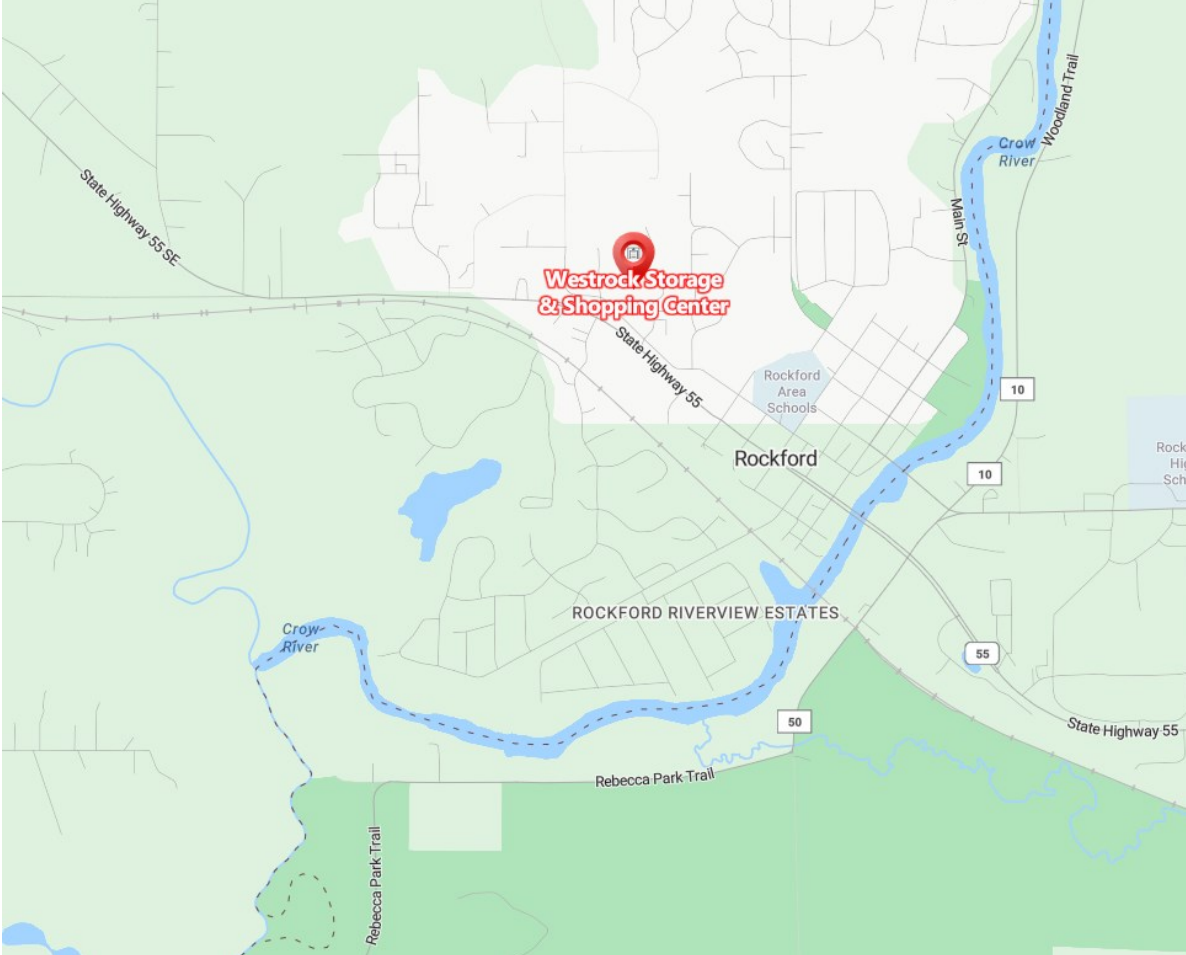
INVESTMENT HIGHLIGHTS

- 12,700 rentable square feet of fully occupied climate controlled storage with 480 RSF to be added December 2024
- Includes 23,743 square feet of retail and commercial space, leased to strong tenants including USPS, a local dentist, a restaurant, day care and more
- Strong Demographics: Median household income in the 4 mile radius above \$100,000
- Great visibility to nearly 15,000 vehicles per day via Highway 55
- Ability to expand on existing parking lot with drive up storage, portables, or additional retail

PROPERTY DETAILS

Total RSF:	36,443
Total Units:	80, 10 additional units to be completed in December
Acreage:	5.5
Year Built:	1975
Renovation/Expansion:	2021
Occupancy:	100%





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.