

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

KO Storage of Superior Third Party Managed

4-Property Portfolio
Superior, WI

Presented by:

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Area CRE Services

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Broker of Record: Scott Knepper

WI License #59011-90

LIST PRICE: Market Bid

INVESTMENT HIGHLIGHTS

- Ability to achieve scale in the “Twin Ports” of Duluth MN and Superior WI
- \$1,327,248 of gross potential income at current rent rates
- Currently 85% occupancy with consistently high historical occupancy
- Turn Key Operation: Nearly \$350,000 of capital expenditure projects completed in the last 2.5 years
- Instantly control the 2nd largest portfolio in an MSA with a population of 280,000 and growing

PROPERTY DETAILS

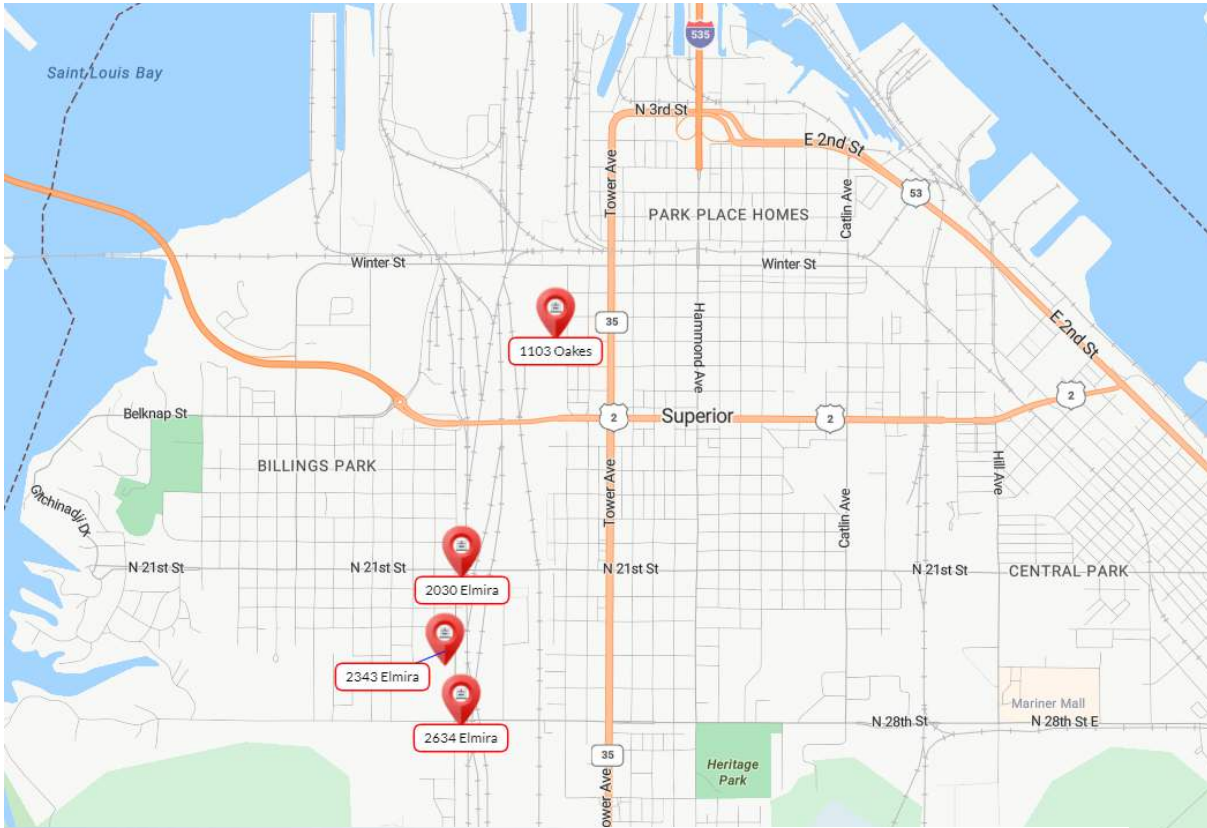
Total RSF: 118,360

Total Units: 708

Year Built: 1989-2014

Occupancy: 85%





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