

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

LS Storage

805 W. 9th Street
Albert Lea, MN 56607

Presented by:

NATHAN GOTTLIEB & ALEX IHRKE,
Area CRE Services - Licensed Under Keller
Williams Realty Integrity Lakes

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LIST PRICE: \$549,000

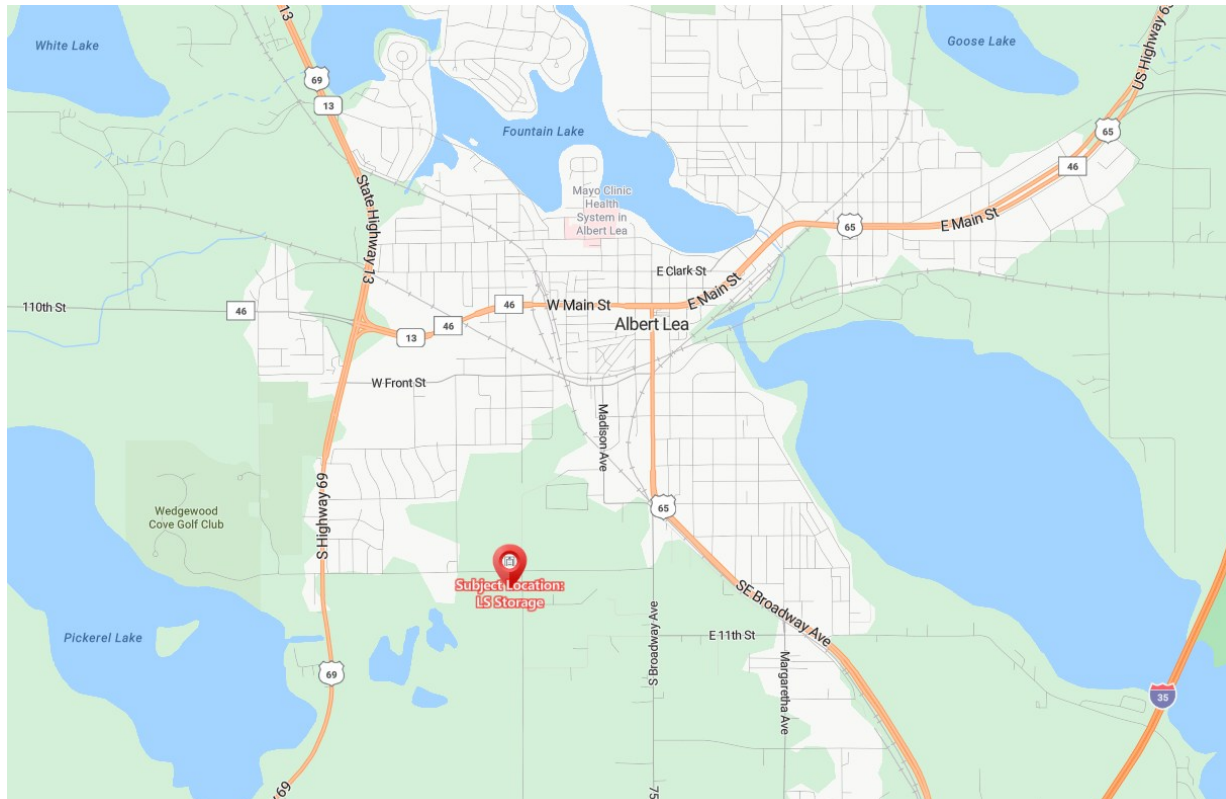
INVESTMENT HIGHLIGHTS

- High-Occupancy Self Storage Facility in Albert Lea, MN, with expansion potential
- Value-Add Opportunity through website development, management software, and revenue optimization
- Secure Facility featuring a fully fenced parking area with keypad-controlled gate access
- Attractive Pricing near replacement cost at \$50 per rentable square foot
- Quality Construction with all-steel Trachte buildings built between 2001 and 2007
- Expansion Potential with additional acreage available for purchase at an increased price

PROPERTY DETAILS

Total RSF:	11,000
Total Units:	74 + 20 parking spaces
Acreage:	2
Year Built:	2001, 2003, 2007, and 2021
Occupancy:	98%





AREA
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