

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

LS Storage

805 W. 9th Street
Albert Lea, MN 56607

Presented by:

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LIST PRICE: \$549,000

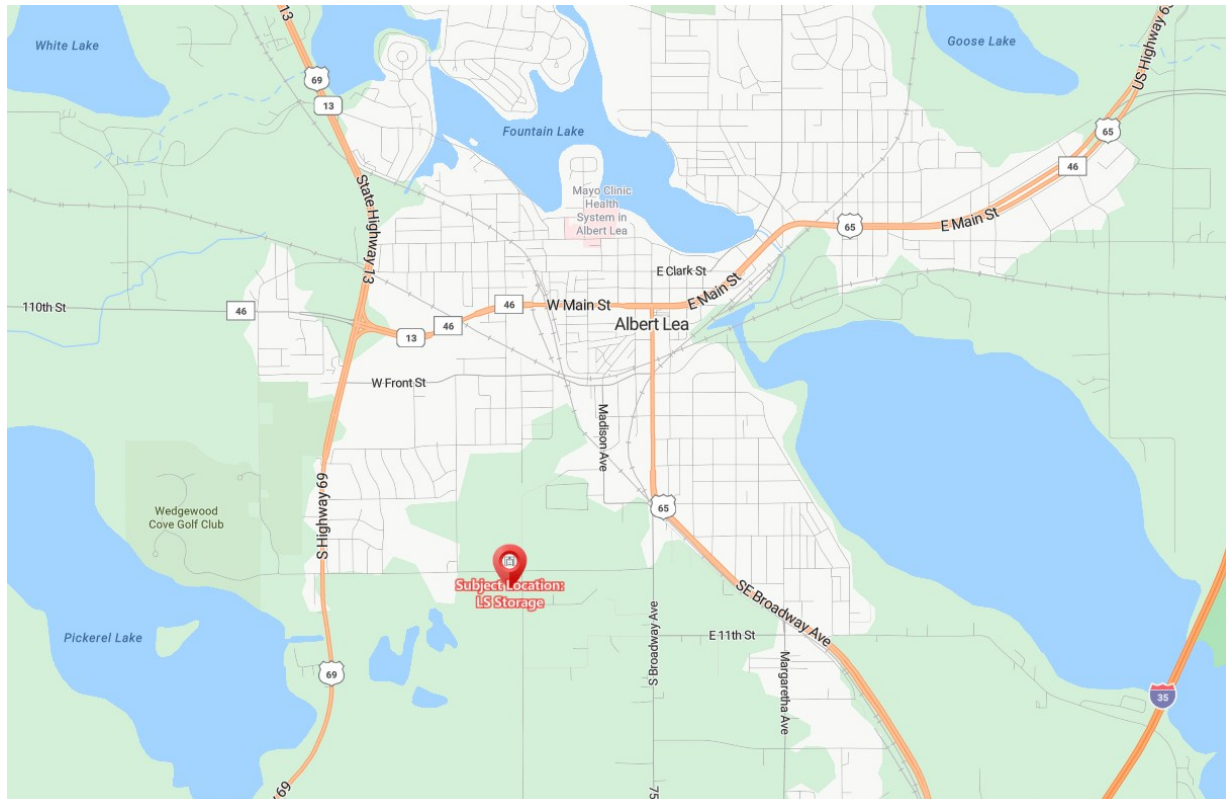
INVESTMENT HIGHLIGHTS

- 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 \$52 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:	10,600
Total Units:	72 + 20 parking spaces
Acreage:	2
Year Built:	2001, 2003, 2007, and 2021
Occupancy:	98%





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 its accuracy. Buyer to conduct their own due diligence.