

Self Storage Investment Opportunity



Split Rock Storage

2290 MN-18

Finlayson, MN 55735

Presented by:

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& MATT HAUGEN**

Area CRE Services - Licensed Under Keller
Williams Realty Integrity Lakes

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LIST PRICE: \$625,000 - Offers Due 6/24/25

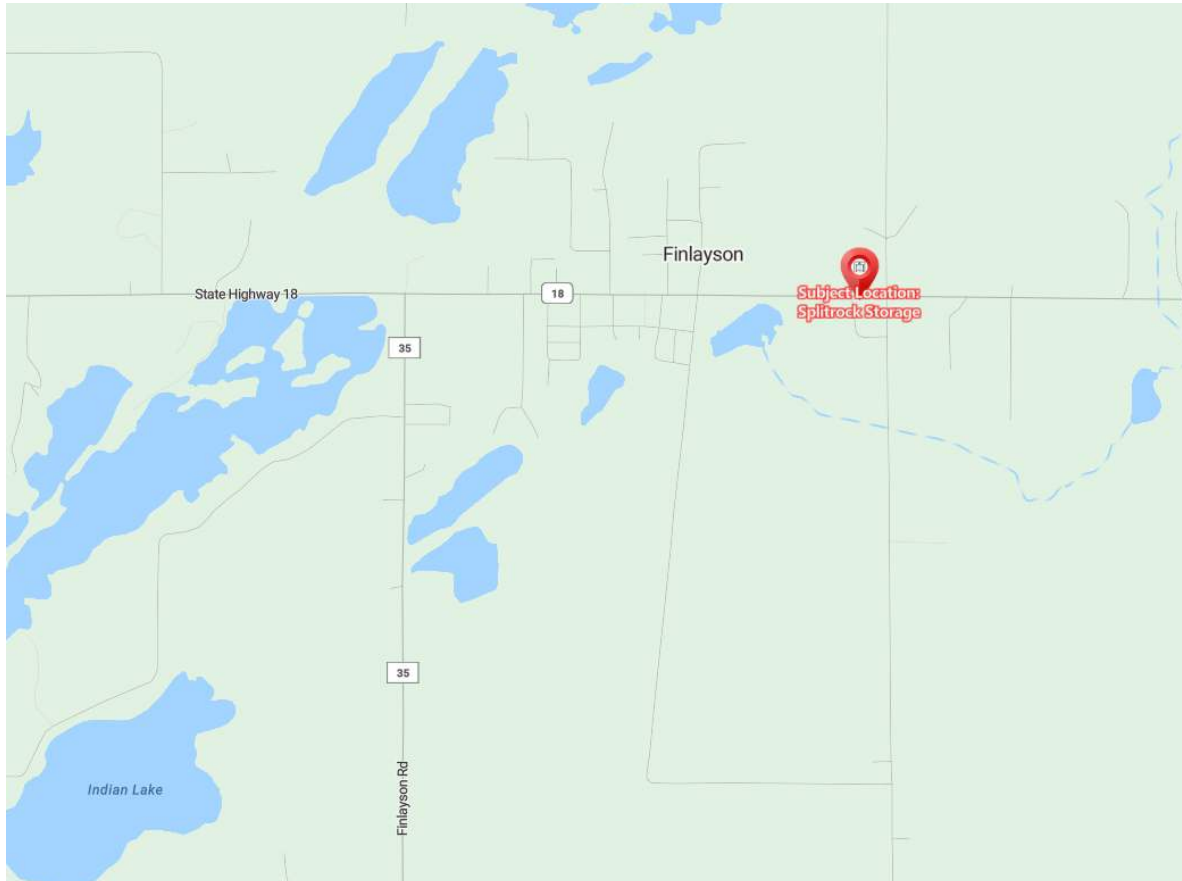
INVESTMENT HIGHLIGHTS

- **Strong Market Position:** Limited competition within a 10-mile radius offers opportunity for rental rate increases and long-term value growth.
- **Expansion Potential:** Positioned on 8.5 acres with room for additional storage buildings, containers, and outdoor parking to capture future demand.
- **Recent Growth:** Eleven new container units added in the past year, with one more coming this summer—demonstrating ongoing momentum.
- **Prime Location:** Just 5 minutes from Interstate 35, serving both local residents and transient traffic.

PROPERTY DETAILS

Storage RSF:	11,904
Container RSF:	1,920
Total Storage RSF	13,824
Storage Units:	50
Container Units:	12
Parking Spaces:	10
Total Units:	72





AREA
COMMERCIAL REAL ESTATE SERVICES