

# Self Storage Investment Opportunity



## KO Storage of Owatonna (3<sup>rd</sup> Party Managed)

1175 E Frontage Road #1  
& 1210 E Frontage Road,  
Owatonna, MN 55060

Presented by:

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**LIST PRICE: \$2,500,000**

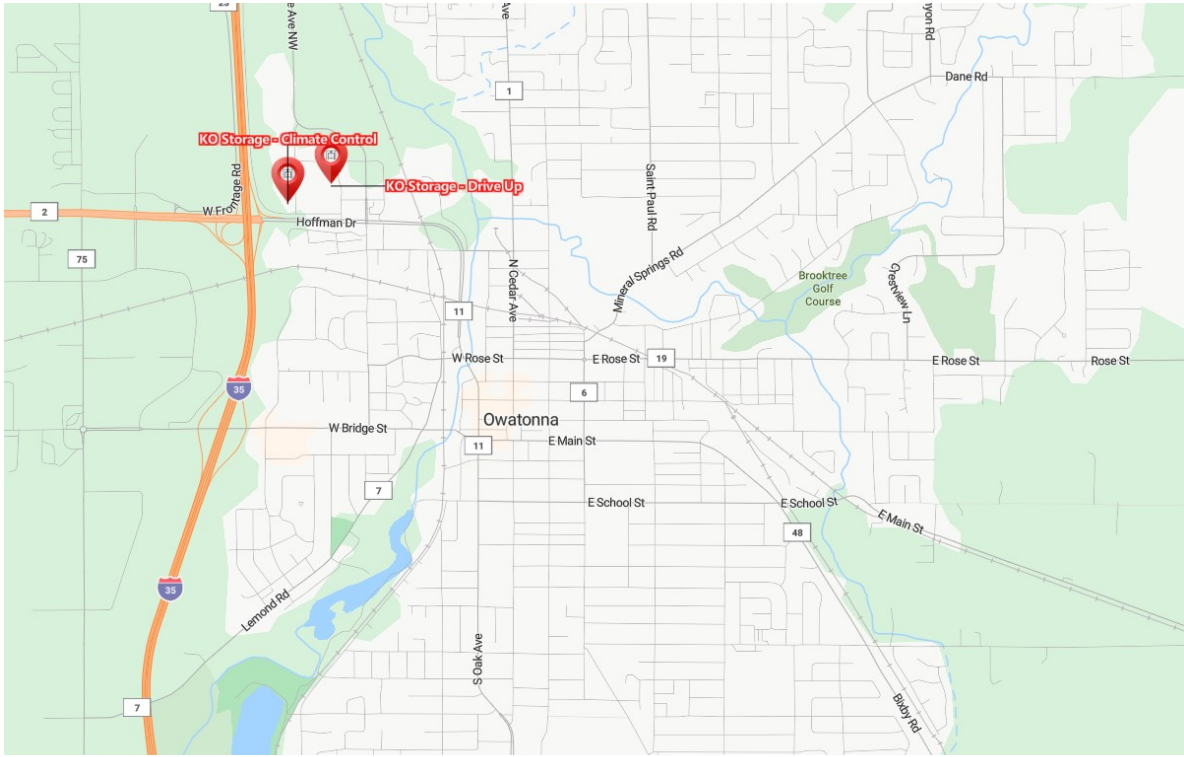
### INVESTMENT HIGHLIGHTS

- Attractive Market Fundamentals – Located in Owatonna, MN, with a 3-mile population of 27,000 and average household incomes over \$98,000, supporting strong and sustained storage demand
- Strong Performance – Consistently high occupancy and strong rental rates provide stable, in-place income.
- Diverse Unit Mix – Two locations offering a total of 35,342 RSF, including drive-up and climate-controlled storage, just blocks apart.
- Prime Visibility & Access – Located at the corner of I-35 and Steele County Road 2, with exposure to 13,600 vehicles per day.
- Modern Security & Access Systems – Equipped with PDK keypad access at the climate site and Uniview security cameras across both properties

### PROPERTY DETAILS

Drive Up Storage RSF:	28,600
Climate Storage RSF:	6,742
Total Storage RSF:	35,342
Drive Up Total Units:	107
Climate Total Units:	100
Total Units:	207





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.