

Self Storage Investment Opportunity



Up North Storage Center

18858 Eagle Bend Road
Park Rapids, MN 56470

Presented by:

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LIST PRICE: \$800,000

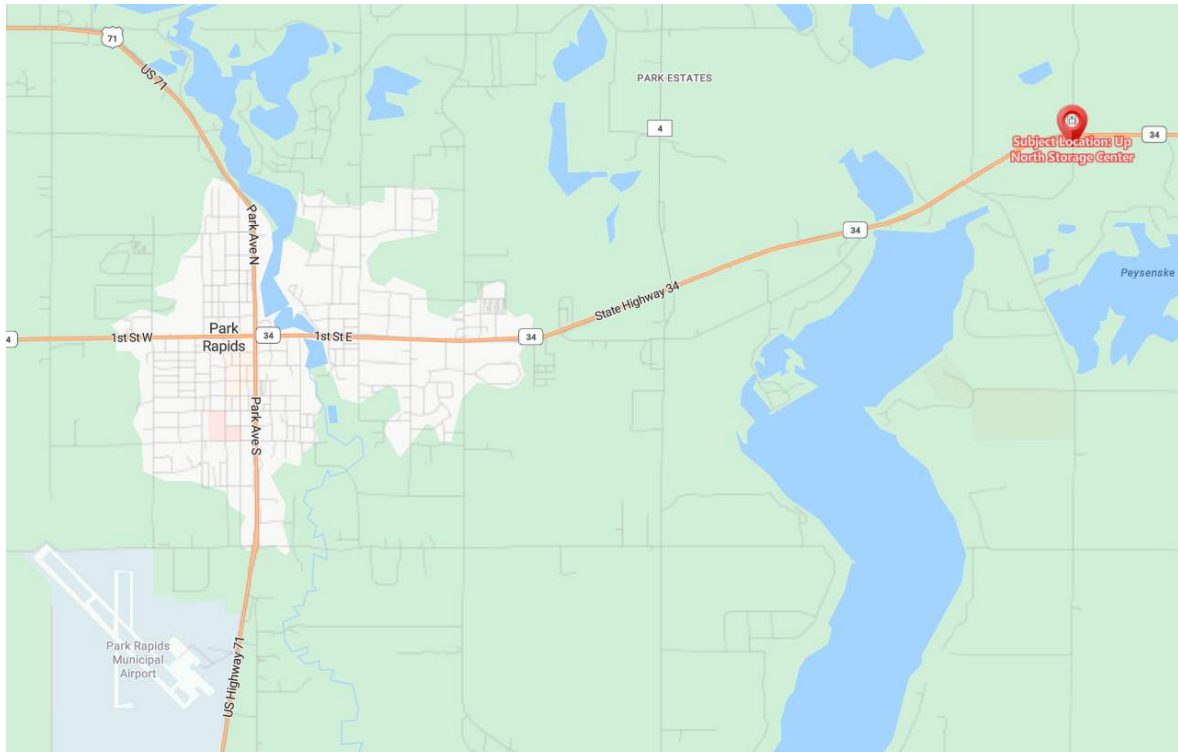
INVESTMENT HIGHLIGHTS

- **Stable Income & Growth Potential** – High occupancy with untapped revenue potential; rental rates were last increased in April 2023, allowing for immediate revenue optimization
- **Expansion Opportunity** – The facility sits on a 7.6-acre parcel, providing ample room for additional units to meet increasing demand
- **Strong Market Fundamentals** – The area boasts average household incomes exceeding \$88,000 within a 4-mile radius, supporting consistent storage needs
- **Seasonal Demand Drivers** – Park Rapids experiences a significant population boost in the summer months, further increasing storage demand

PROPERTY DETAILS

Storage RSF:	16,800
Total Units:	88
Unit Occupancy:	92%
Acres:	7.6





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.