

# Self Storage Investment Opportunity



## Litchfield Storage

### 5-Property Portfolio

Litchfield, MN

Presented by:

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Area CRE Services - Broker of Record: Keller  
Williams Realty Integrity Lakes

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**LIST PRICE: \$2,250,000**

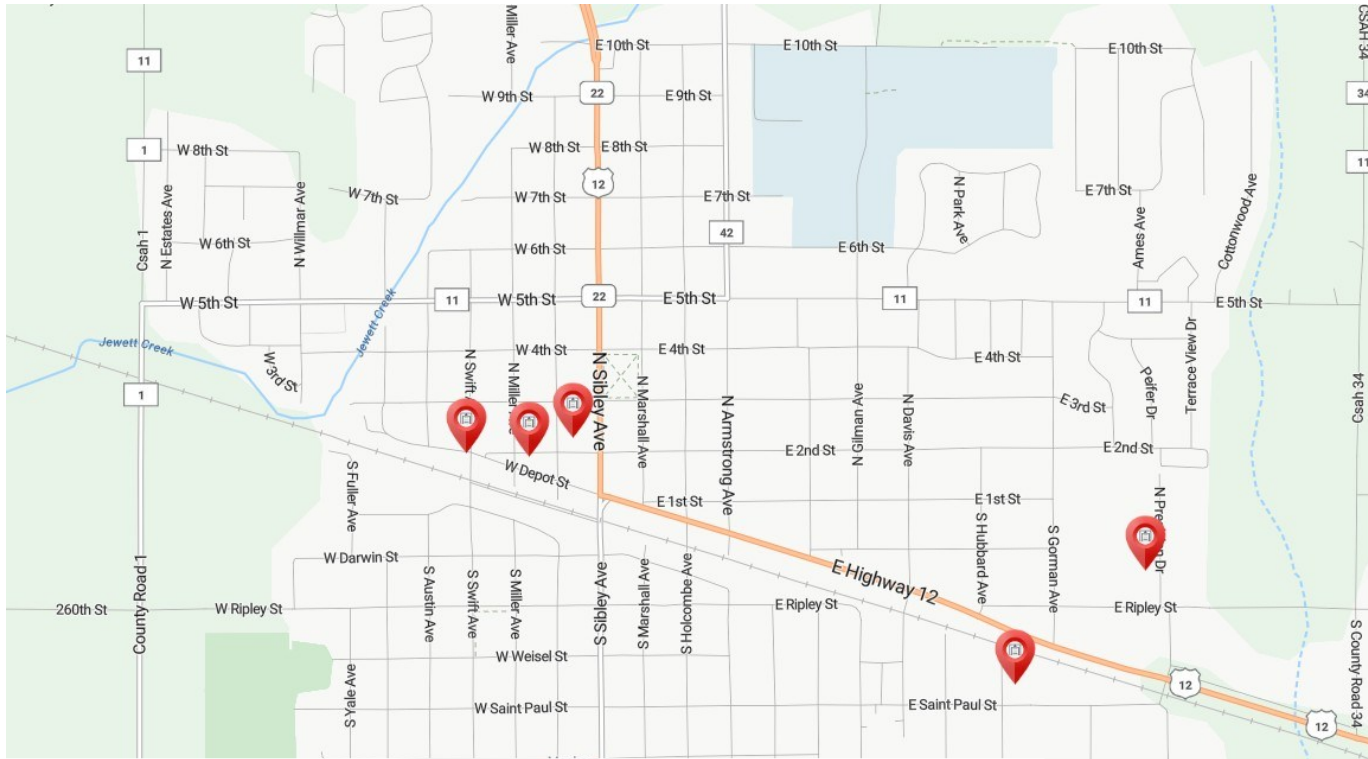
### INVESTMENT HIGHLIGHTS

- **Stabilized Portfolio** - The portfolio consists of five stabilized self storage locations in Litchfield, MN, collectively offering over 40,000 rentable square feet and consistently operating above 99% occupancy.
- **Underserved Market** - With only two competing facilities in town, there is strong market demand and an opportunity to increase rental rates across the portfolio.
- **Concentrated Operational Footprint** - All five locations are situated within five minutes of each other, allowing for efficient management and streamlined operations.
- **Highway Visibility & Accessibility** - Located just off Highway 12, a little over an hour west of the Twin Cities, the facilities benefit from strong visibility and convenient access for both local residents and pass-through traffic.

### PROPERTY DETAILS

Total Storage RSF	40,415
Total Units:	211
Unit Occupancy:	99%
Acreage:	3.2





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.