

Self Storage Investment Opportunity



Oscar's Mini Storage

2209 W 5th Street
Sioux Falls, SD 57104

Listing Broker:

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LIST PRICE: \$5,500,000 - Offers Due: 8/14/25

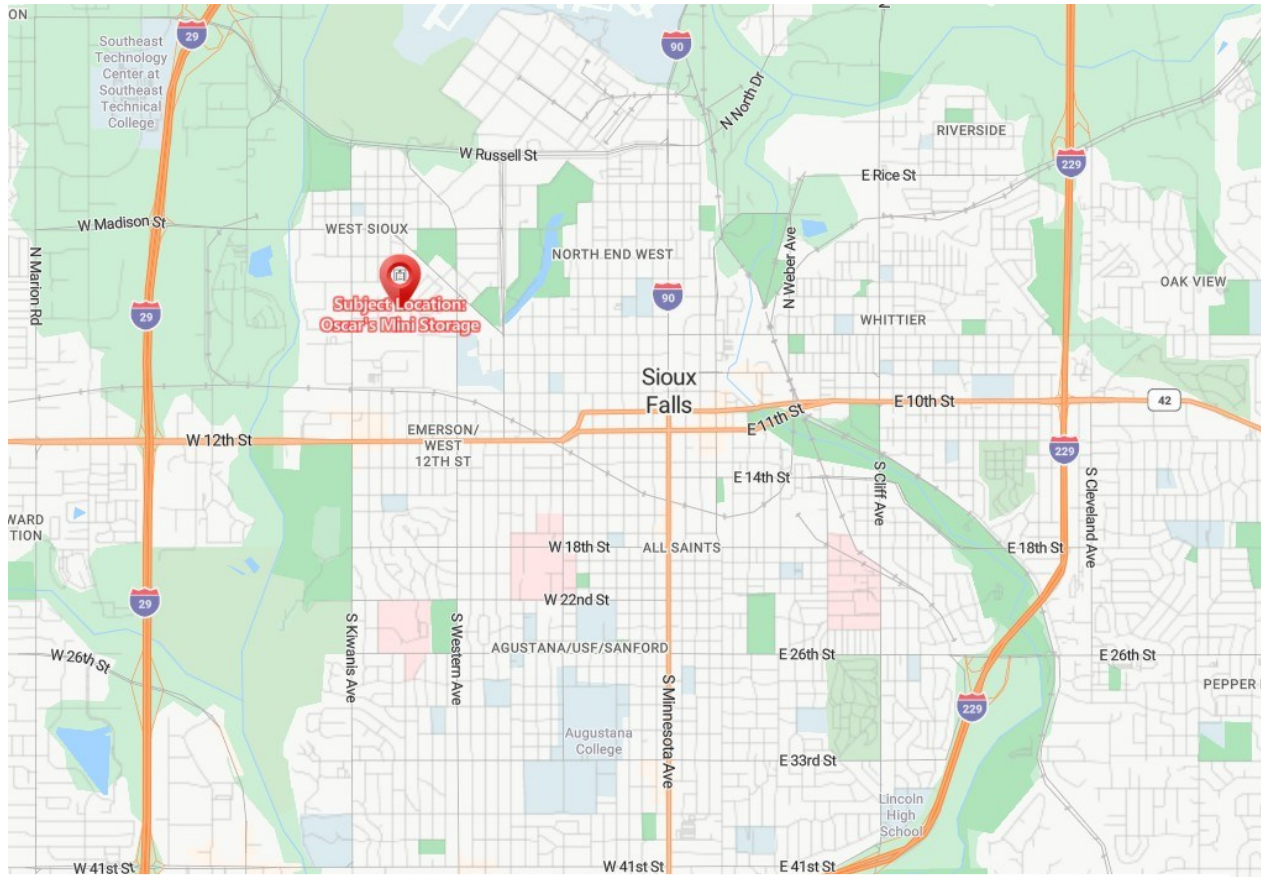
INVESTMENT HIGHLIGHTS

- **Stabilized Asset:** 570 units across 74,133 RSF with occupancy above 85%.
- **Rent Growth Potential:** In-place rents are below market, providing clear upside through rental rate adjustments.
- **Diverse Income Streams:** Mix of self storage, climate control, warehouse, and 119 outdoor parking spaces.
- **Strong Demographics:** 172,000+ residents within 5 miles with an average household income near \$97,000.
- **Operational Upside:** Opportunity to modernize management systems, increase web presence, and implement online rentals.

PROPERTY DETAILS

Drive Up RSF:	60,830
Warehouse RSF:	11,550
Climate RSF:	1,753
Total Storage RSF:	74,133
Total Units:	570
Unit Occupancy:	85.3%





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.