

# Self Storage Investment Opportunity



## Wild Rose Storage



5071 Wild Rose Lane NW  
Bemidji, MN 56601

Presented by:

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

Lead Agent: Nathan Gottlieb  
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**LIST PRICE: \$950,000**

### INVESTMENT HIGHLIGHTS

- **New Construction & Expansion** – Built in 2020 with an expansion completed in 2022, totaling 22,336 rentable square feet and 93 all-steel, drive up units.
- **Growth Potential** – Situated on 3.69 acres with room for additional storage buildings, portable units, or outdoor parking.
- **Energy Efficient Operations** – Solar array offsets all utility costs and generates ~\$100/month in additional income.
- **Secure & Convenient** – Fenced property with manual gate access and a camera system, ensuring tenant safety and reliability.

### PROPERTY DETAILS

Total Storage RSF	22,336
Total Units:	93
Unit Occupancy:	77.4%
Physical Occupancy:	83.9%
Acreage:	3.69



