

Self Storage Investment Opportunity



Packer Storage of Ashland

1800 3rd Street W
& 315 6th Street W
Ashland, WI 54806

Presented by:

**ALEX IHRKE, TOM FLANNIGAN
& NATHAN GOTTLIEB**

Area Storage Advisors - Licensed Under Keller
Williams Realty Integrity Lakes

Lead Agent: Alex Ihrke & Tom Flannigan
Direct: 612-394-7553
alex@storage-advisors.com

LIST PRICE: \$1,500,000

INVESTMENT HIGHLIGHTS

- Established portfolio of two locations with 30,897 rentable square feet and 158 drive-up units.
- Attractive pricing at 7.70% Cap Rate on 2025 numbers and approximately \$48 per RSF
- Consistently high occupancy demonstrates tenant demand in a market with limited competition.
- Expansion potential at the 3rd Street location allows for additional buildings or portable units.
- Recent Capital Improvements include fresh painting, updated partitions, and new unit numbers enhance appeal.





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.