

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
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Area Storage Advisors - Licensed Under Keller Williams Realty Integrity Lakes

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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.



