

# Self Storage Investment Opportunity



## Packer Storage of Ashland

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

Presented by:

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Area CRE Services - Broker of Record: Keller  
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**LIST PRICE: \$1,600,000**

### INVESTMENT HIGHLIGHTS

- Established portfolio of two locations with 30,597 rentable square feet and 158 drive-up units.
- 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.
- Strong Market Dynamics – Located in a county seat with year-round recreation, regional connectivity, and ongoing Main Street revitalization.
- Planned rate increase for existing customers set to deploy November 1, 2025





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.