

# Self Storage Investment Opportunity



## Northside Mini Storage



29105 County Road 25  
Elgin, MN 55932

Presented by:

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

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**LIST PRICE: \$1,100,000**

### INVESTMENT HIGHLIGHTS

- **Convenient Location:** Easy access to MN 42 and County Road 25; draws tenants from Elgin, Rochester, Plainview, Millville, Eyota, and surrounding towns.
- **Growth Opportunity:** Includes 10 adjacent acres for expansion of additional units, vehicle storage, or future development.
- **High Quality Asset:** All steel Trachte drive up units on an asphalt paved lot.
- **Value Add Facility:** Operating at 65% occupancy, there is room to grow revenue significantly through lease-up and improved management.
- **Secure & Monitored:** Fenced yard around the parking area for added safety and peace of mind.

### PROPERTY DETAILS

|              |                        |
|--------------|------------------------|
| Storage RSF  | 26,000                 |
| Total Units: | 178                    |
| Acreage:     | 13.02                  |
| Year Built:  | 1994, 1995, 1998, 2002 |



