

Self Storage Investment Opportunity



West Circle Storage

2328 Scott Road & 3431 19th Street NW
Rochester, MN 55901

Self Storage of Rochester

4851 Maine Avenue SE
Rochester, MN

Professionally managed by Universal Storage Group Since June 2025

Presented by:

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

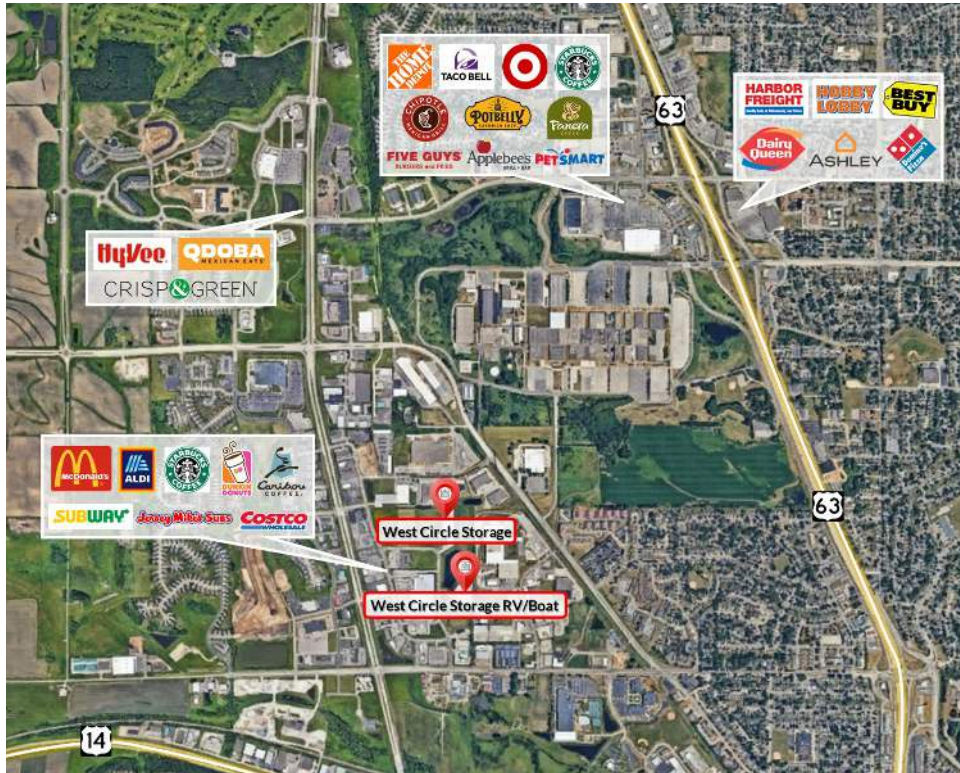
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LIST PRICE: Market Bid

INVESTMENT HIGHLIGHTS

- **Institutional-Quality Class A Portfolio** – Two modern facilities built within the last five years featuring all-steel buildings, concrete drive lanes, and premium finishes that ensure durability, efficiency, and tenant satisfaction
- **High Income Growing Market** – Rochester is home to the world renowned Mayo Clinic (largest hospital in the US) which is rapidly expanding with the \$5.6 billion Destination Medical Center initiative, driving 5–6% annual job growth, population expansion, and sustained demand for storage services.
- **Optimal Unit Mix** – A combination of drive-up and 1st floor climate-controlled units designed to meet the needs of both residential and commercial customers across Rochester's expanding population base.
- **Professional Management in Place** – Operated by Universal Storage Group since June 2025, providing proven expertise in tenant services, operational efficiency, and revenue optimization.
- **Prime Locations with Strong Visibility** – Strategically positioned near top retail anchors including Costco, Lowe's, Fleet Farm, Target, and Cub Foods, drawing consistent demand and benefiting from high-traffic corridors.





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.