

Self Storage Investment Opportunity



19th Ave Storage



1802 22nd Street SW
Willmar, MN 56201

Presented by:

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

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LIST PRICE: \$1,800,000

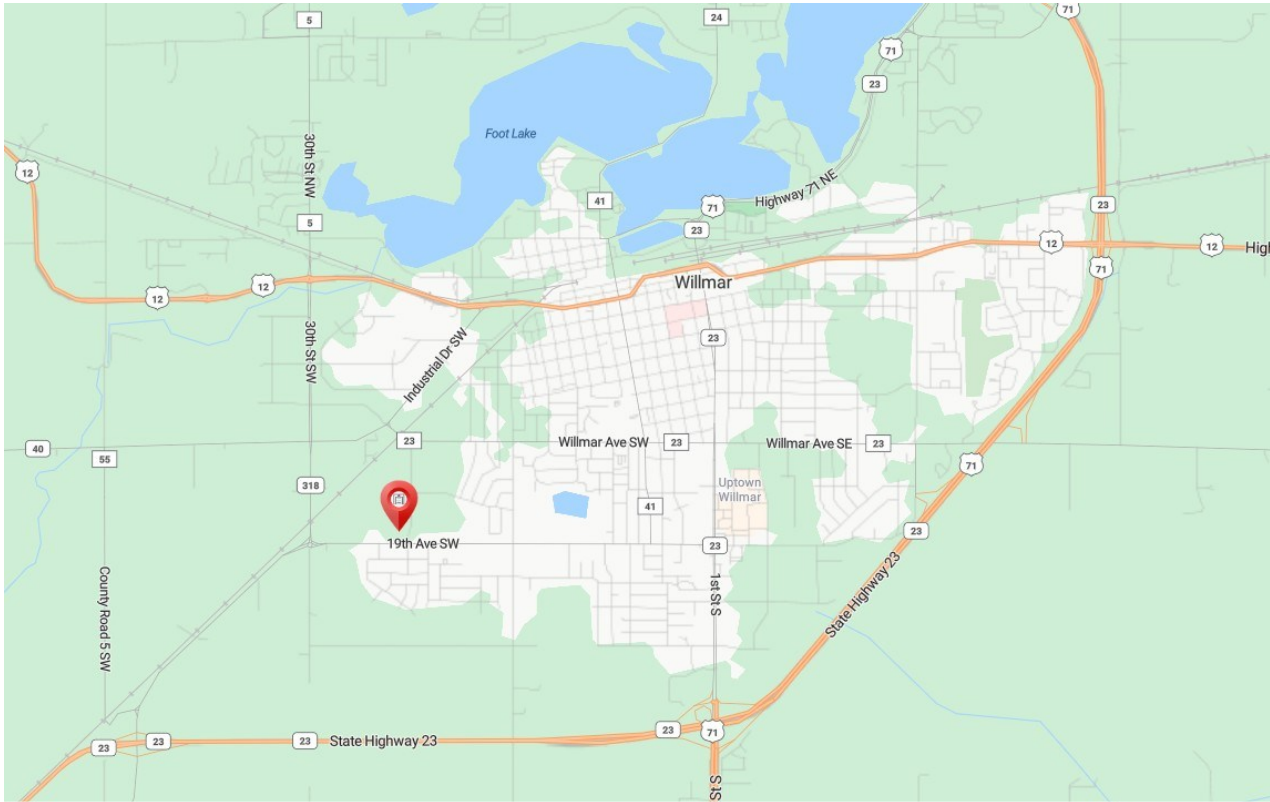
INVESTMENT HIGHLIGHTS

- **Strong Lease up with Recent Expansion:** Opened in 2024 and expanded in August 2025, the property is already stabilized at 87%+ occupancy.
- **Additional Expansion Options:** Site plans obtained for up to 24,000 SF expansion with oversized ponding in place for future buildings.
- **Modern Secure Amenities:** Fenced and gated with 16 surveillance cameras and PDK key pad access.
- **Strong Demographics:** Average household incomes of \$104,000 within a 1 mile radius.

PROPERTY DETAILS

Storage RSF	29,084
Total Units:	111
Acreage:	5.39
Year Built:	2024
Unit Occupancy:	87.39%





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.