

# Self Storage Investment Opportunity



## Green Door Storage

4538 US-71

Willmar, MN 56201

## Third Stall Storage

200 2nd Street NE

Clara City, MN 56222

Presented by:

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**LIST PRICE: \$850,000—Call for Offers Due: February 24**

## INVESTMENT HIGHLIGHTS

- **Value-Add Through Management:** The property provides clear potential to grow income through lease-up initiatives, consistent marketing, pricing updates, and adding an online leasing presence.
- **Durable Construction:** Facilities are steel construction, supporting long-term ownership with lower ongoing capital requirements.
- **Drive-Up Unit Configuration:** Outdoor, drive-up units serve both residential and commercial users, allowing for efficient operations and lower operating costs.
- **Limited Local Competition:** The Willmar and Clara City markets exhibit stable storage demand, with limited competition in Clara City, supporting occupancy stability and rental rate growth.

## PROPERTY DETAILS

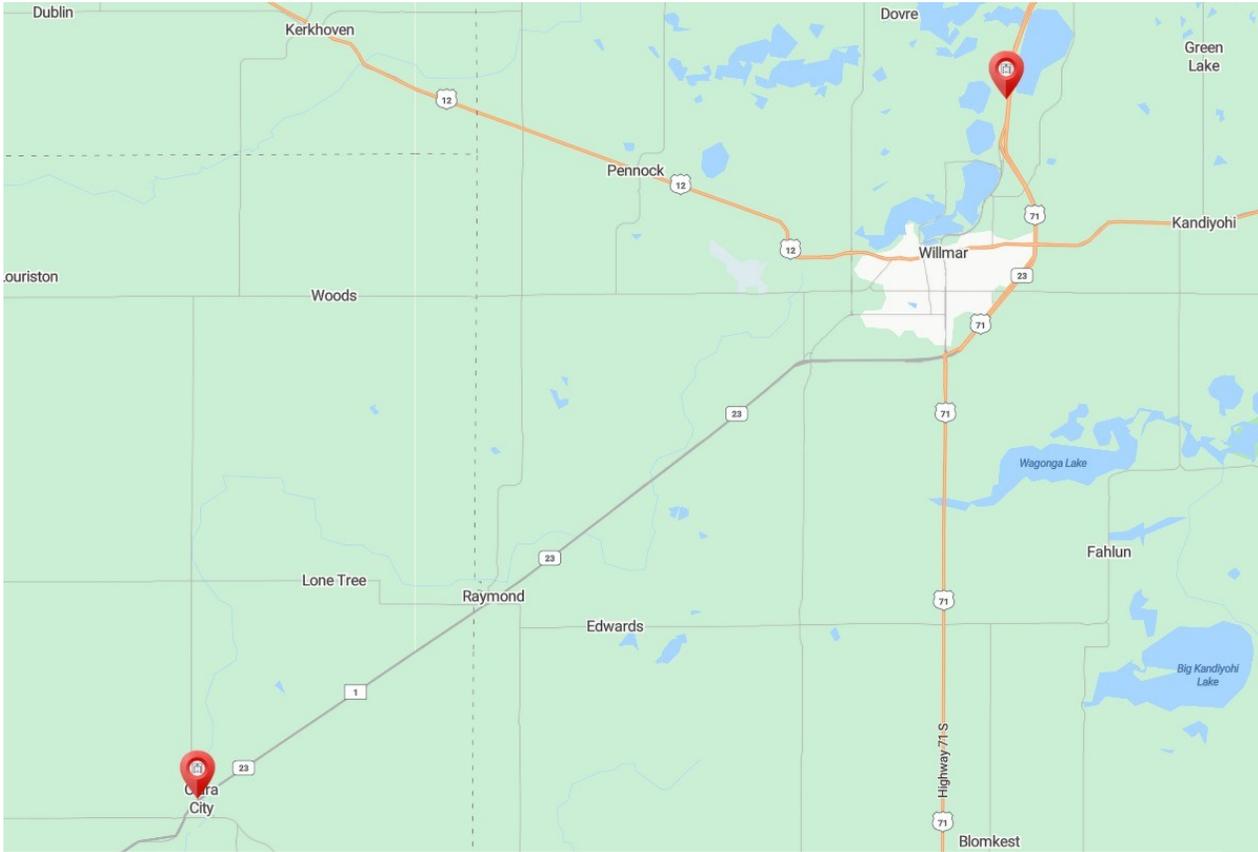
Total Storage RSF 20,630

Total Units: 125

Unit Occupancy: 78%

Acreage: 2.63 - Green Door  
+/- 1 - Third Stall





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