

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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Area Storage Advisors

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LIST PRICE: \$850,000

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: 115

Unit Occupancy: 78%

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



