

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

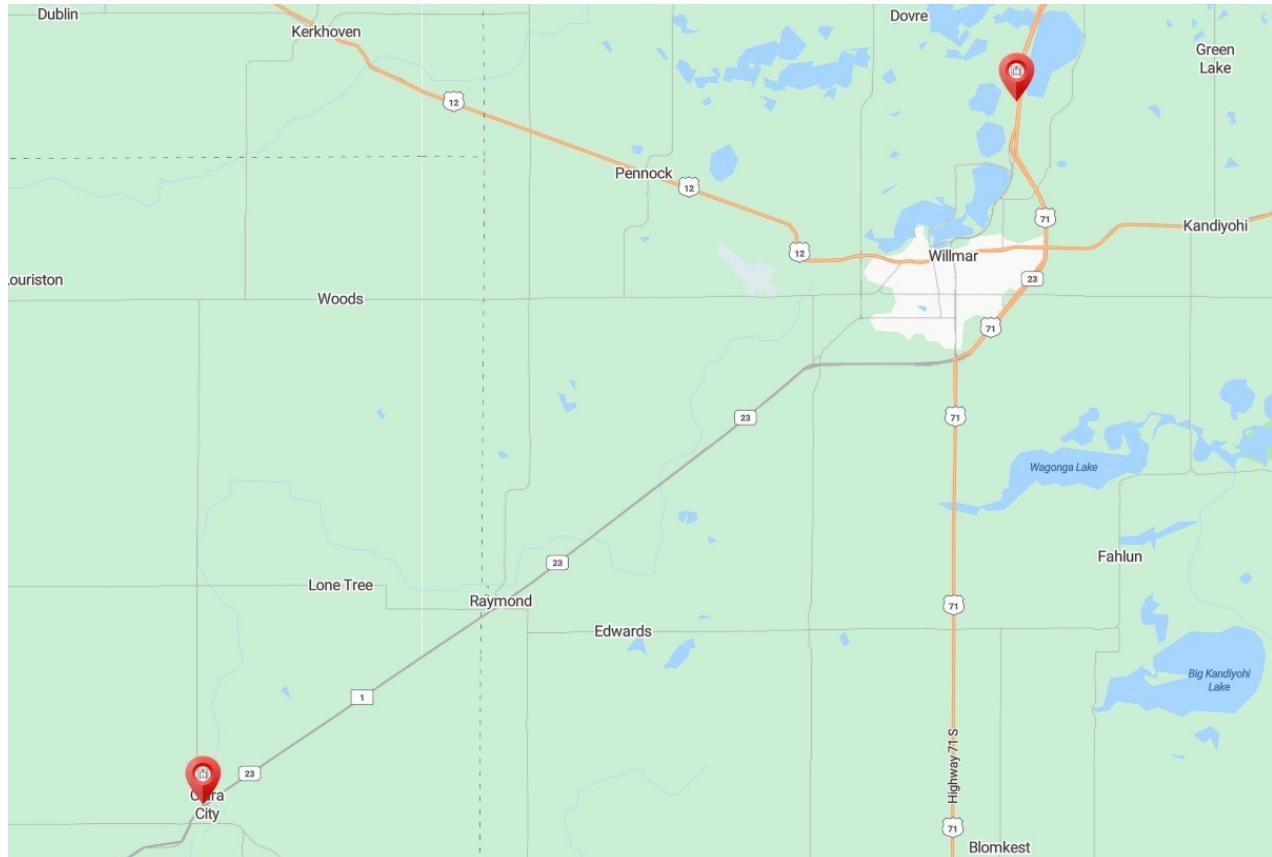
INVESTMENT HIGHLIGHTS

- 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





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.