

# Self Storage Investment Opportunity



## Black Label Garages



4201 14<sup>th</sup> Avenue N  
Fargo, ND 58102

Presented by:

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**LIST PRICE: \$2,450,000**

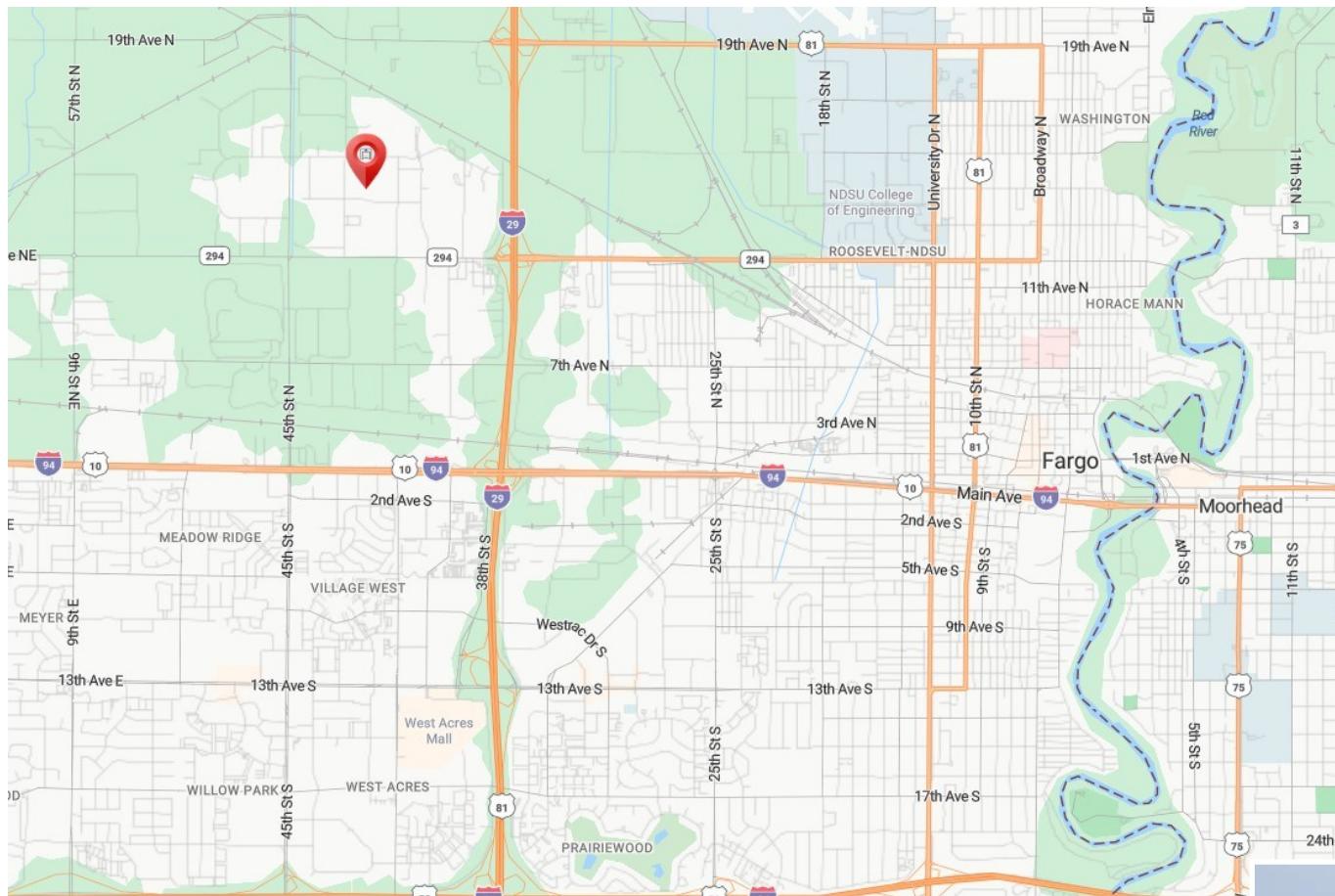
### INVESTMENT HIGHLIGHTS

- Recent Modern Design:** Purpose-built storage facility constructed in 2023, designed to serve strong demand for oversized vehicle, RV, boat, and equipment storage
- Turn-Key, Low-Maintenance Operations:** Modern construction and an efficient footprint create a low-maintenance operation with minimal near-term maintenance costs and a clean transition for new ownership.
- Premium Tenant Amenities:** 24-hour gated access with security monitoring, plus a water fill station and on-site RV sewer dump, along with LED time-sensor lighting in every unit and both 110v outlets in all units and 30-amp outlets in all 40' and 50' units.
- Located in a High Growth Market:** A fast-growing metro with a diversified employment base and consistent demand drivers supporting long-term storage utilization.

### PROPERTY DETAILS

Storage RSF	28,480
Total Units:	48
Year Built:	2023
Acreage:	1.86





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.