

# Self Storage Portfolio Opportunity



## Marshall Mini Storage

1410 S Saratoga Street, Marshall, MN 56258

## Comfort Storage

804 W College Drive, Marshall, MN 56258

## Lake Sarah Storage

135 Sherman Street, Garvin, MN 56132

Presented by:

**ALEX IHRKE, NATHAN GOTTLIEB**

**& TOM FLANNIGAN**

Area Storage Advisors

Licensed Under Keller Williams Realty Integrity Lakes

Lead Agent: Alex Ihrke

612-394-7553

alex@storage-advisors.com

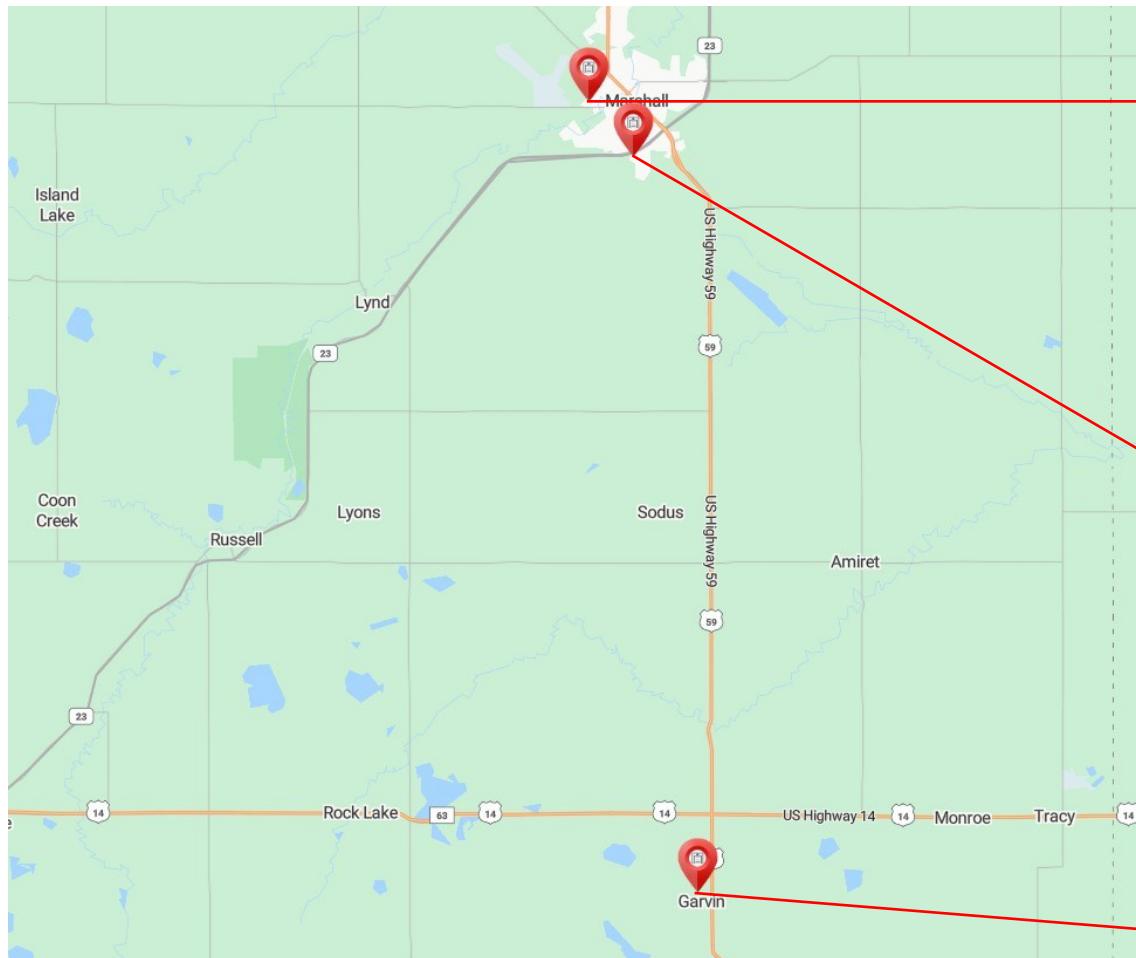
**LIST PRICE: \$7,500,000**

## INVESTMENT HIGHLIGHTS

- High-Performing Portfolio with Growth Potential:** 628 units totaling 104,413 sq. ft., currently over 77% leased, offering immediate income and upside through lease-up and operational improvements.
- Versatile Storage Offerings:** Drive-up and indoor units for a mix of uses, including residential, commercial, and recreational, accommodating vehicles, boats, and general storage needs.
- Enhanced Ancillary Revenue Stream:** Ownership implemented SafeLease tenant insurance effective January 1, 2026, utilizing auto-enroll technology and improved premium splits, significantly enhancing recurring insurance income.
- Prime Location with Year-Round Demand:** Marshall, MN, combines a diversified economy, strong transportation access, and recreational appeal near Lake Sarah and Garvin, providing stable occupancy and limited competition for seasonal storage needs.

## PROPERTY DETAILS

PROPERTY	Marshall Mini Storage	Comfort Storage	Lake Sarah Storage
Acreage	5.0	.95	1.45
Year Built	1985 - 2020	1978 - 1999	2008 - 2020
Rentable Square Feet	52,700	28,901	22,812
OCCUPANCY			
Total Units	381	174	73
Unit Occupancy	75.07%	78.16%	86.30%
Physical Occupancy	80.28%	78.05%	91.02%
Economic Occupancy	69.00%	70.12%	74.07%



**AREA**  
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