

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:

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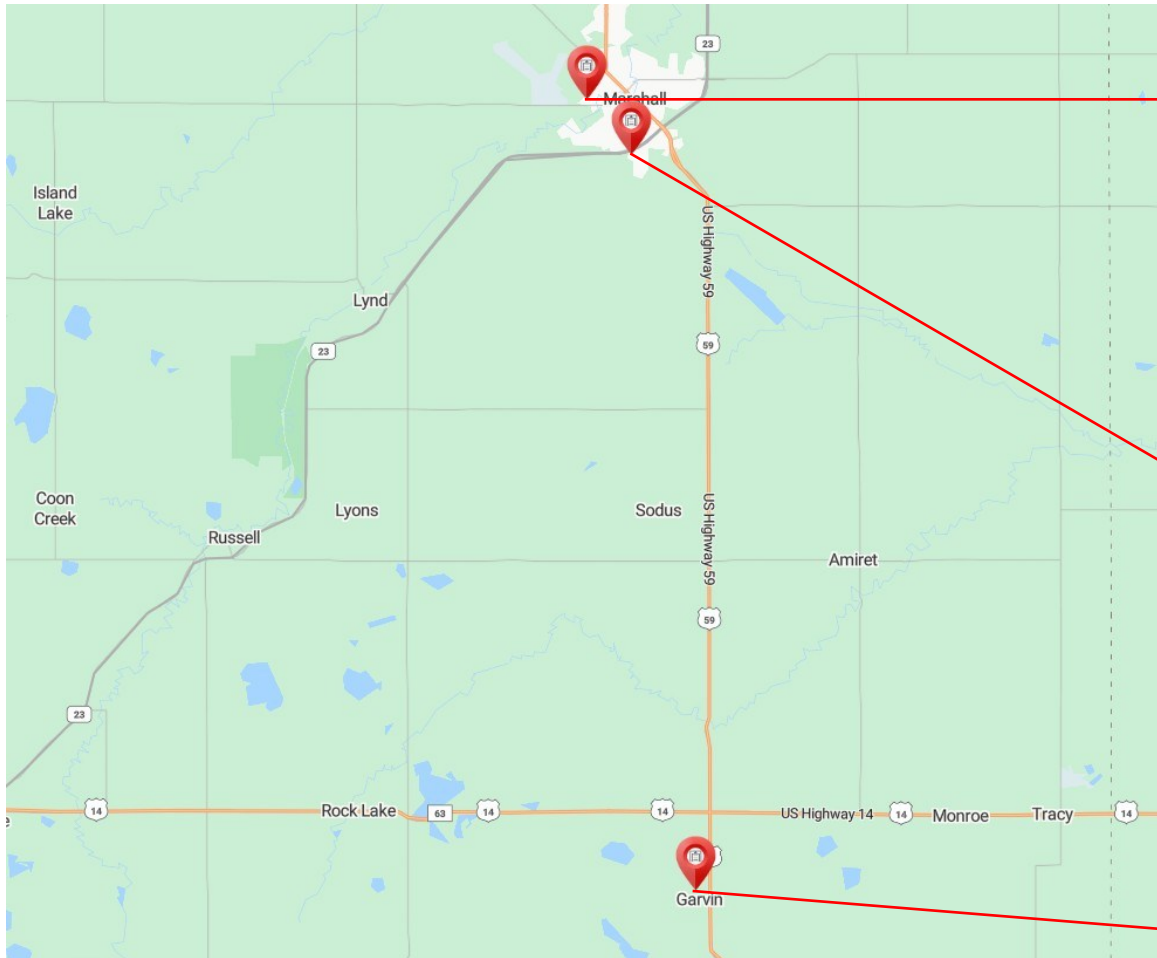
LIST PRICE: \$7,500,000

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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