

Self Storage Investment Opportunity



Self Storage of Rochester

4851 Maine Avenue SE
Rochester, MN 55904

Professionally managed by Universal Storage Group

Presented by:

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LIST PRICE: \$5,000,000

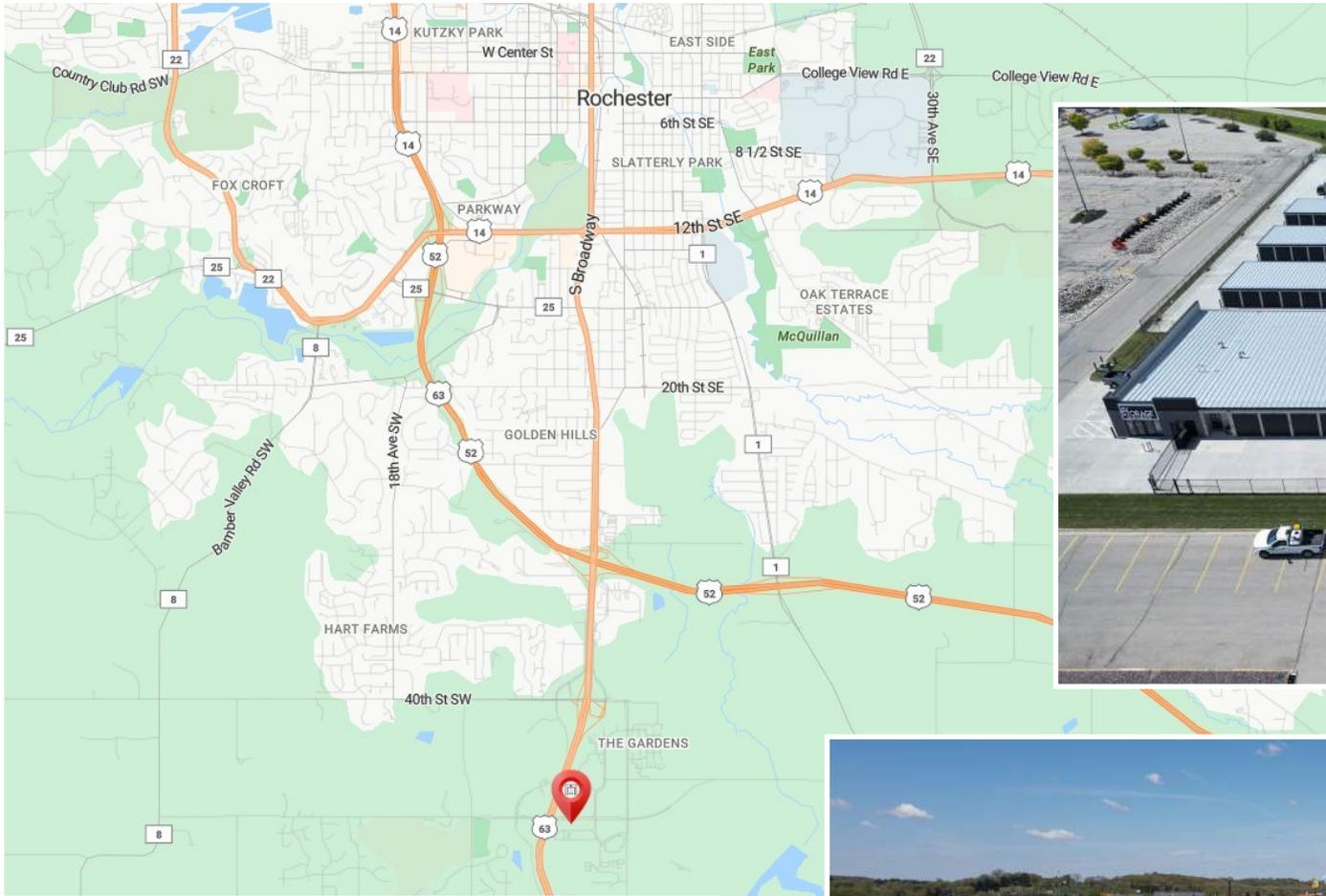
INVESTMENT HIGHLIGHTS

- **Institutional-Quality Class A Facility** – Modern facility built in 2021 with expansions in 2023-2024, featuring all-steel buildings, concrete drive lanes, and premium finishes that ensure durability, efficiency, and tenant satisfaction
- **High Income Growing Market**– Rochester is home to the world renowned Mayo Clinic (largest hospital in the US) which is rapidly expanding with the \$5.6 billion Destination Medical Center initiative, driving 5–6% annual job growth, population expansion, and sustained demand for storage services.
- **Optimal Unit Mix** – A combination of drive-up and 1st floor climate-controlled units designed to meet the needs of both residential and commercial customers across Rochester’s expanding population base.
- **Professional Management in Place** – Operated by Universal Storage Group since June 2025, providing proven expertise in tenant services, operational efficiency, and revenue optimization.
- **Prime Location with Strong Visibility** – Strategically positioned near top retail anchors including Lowe’s, Fleet Farm, and Target, drawing consistent demand and benefiting from high-traffic corridors.

PROPERTY DETAILS

Storage RSF	58,500
Total Units:	268
Renovation/Expansion:	2023-2024
Acreage:	3.60





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.