

Self Storage Investment Opportunity



Safeguard Storage Solutions - Albert Lea



301 Rezin Avenue
Albert Lea, MN 56007

Presented by:

ALEX IHRKE, TOM FLANNIGAN,
& NATHAN GOTTLIEB

Area Storage Advisors - Licensed Under Keller
Williams Realty Integrity Lakes

Lead Agent: Alex Ihrke
612-394-7553

alex@storage-advisors.com

LIST PRICE: \$1,400,000

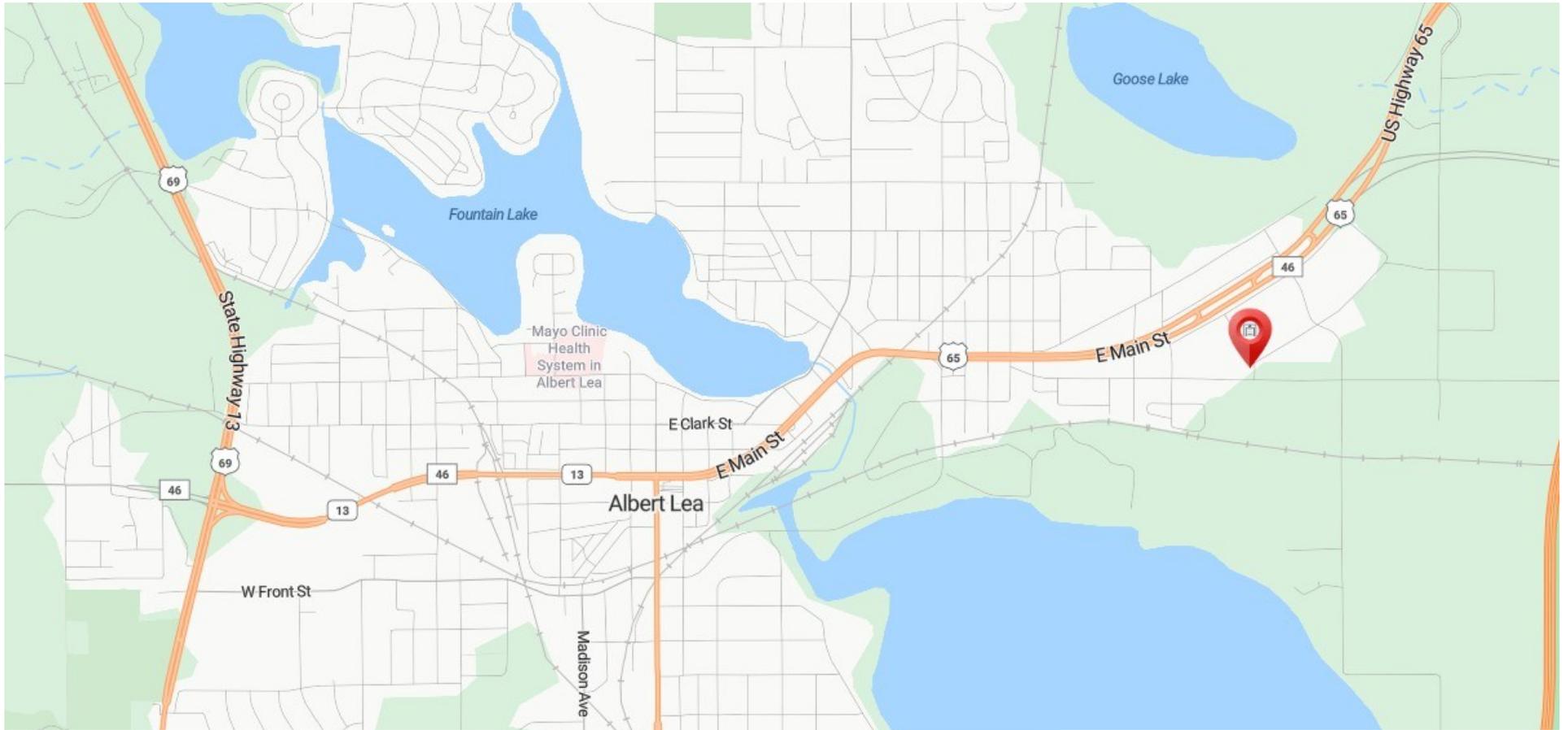
INVESTMENT HIGHLIGHTS

- **Established Drive-Up Storage Facility:** Approximately 26,000 rentable square feet of traditional 10x10 and 10x20 drive-up storage units, providing a simple, efficient operating model with strong demand from residential and small business users in the Albert Lea market.
- **Immediate Lease-Up Opportunity:** The facility is currently ~78% occupied, offering investors the ability to increase revenue through continued lease-up while maintaining strong in-place income.
- **Recent Rental Rate Growth Driving Revenue:** Ownership implemented \$20 rental rate increases to existing tenants on February 1, 2026, significantly improving income and pushing economic occupancy into the mid-90% range, demonstrating strong tenant demand and pricing power.
- **Secure Facility with Expansion Potential:** The property features full perimeter fencing, gated access, and surveillance cameras, and includes additional outdoor parking space that may support future unit expansion or additional storage offerings.

PROPERTY DETAILS

Storage RSF	26,000
Total Units:	151
Unit Type:	Drive Up
Unit Occupancy:	72.85%





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.