

Self Storage Investment Opportunity



Safeguard Storage Solutions



785 East McSloy Street
Gilman, WI 54433

Presented by:

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Williams Realty Integrity Lakes

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LIST PRICE: \$325,000

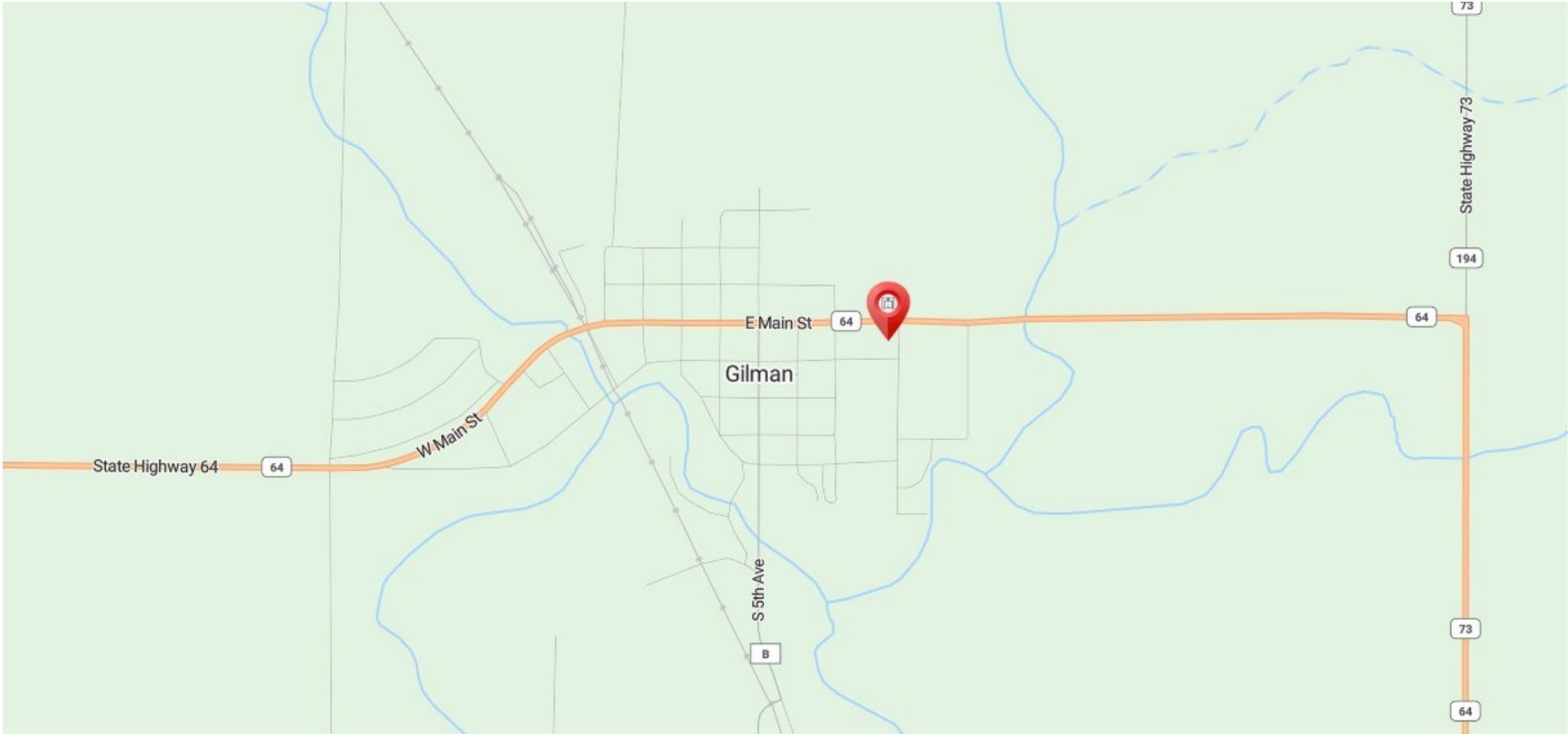
INVESTMENT HIGHLIGHTS

- **Diversified Income Stream:** The property offers approximately 6,440 square feet of drive-up self-storage units, shop space, and storefront space, with the storefront currently leased to a local business user.
- **Seller Financing Opportunity:** Ownership has indicated a willingness to consider seller financing, presenting a compelling opportunity for buyers to acquire the property with potentially favorable financing terms and reduced reliance on traditional bank debt.
- **Expansion & Value-Add Potential:** The site offers additional land suitable for future self-storage expansion, along with the ability to expand outdoor parking or add portable storage units.
- **Secure Facility with Streamlined Management:** The facility is fully fenced with gated access and security camera surveillance and operates using Easy Storage Solutions management software with an established online rental and payment website, enabling efficient remote management and a smooth transition for new ownership.

PROPERTY DETAILS

Storage RSF	6,440
Total Units:	34
Acreage:	1.19
Unit Occupancy:	91.18%





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.