

Self Storage Investment Opportunity



New Richland Storage

202 Broadway Avenue S
& 600 State Highway 13
New Richland, MN 56072

Presented by:

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LIST PRICE: \$640,000

INVESTMENT HIGHLIGHTS

- **Near-Full, Stabilized Cash Flow:** 92% occupied and effectively at capacity, delivering immediate in-place income.
- **Expansion Land = Built-In Upside:** Dedicated expansion area to add units and capture proven unmet demand, driving future NOI growth.
- **Best-of-Both Product Mix:** Two facilities in one market offering drive-up convenience plus secure indoor storage.
- **Low-Maintenance, Efficient Operations:** Streamlined layout and durable construction support strong margins with minimal oversight.
- **Straightforward Operations:** Currently owner-managed, creating an easy transition for a buyer to implement their systems and unlock operational efficiencies.

PROPERTY DETAILS

Storage RSF	13,500
Total Units:	76
Unit Type:	Drive Up & Interior
Unit Occupancy:	92%

