

# Self Storage Investment Opportunity



## New Richland Storage

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

Presented by:

**NATHAN GOTTLIEB, TOM FLANNIGAN,  
& ALEX IHRKE**

Area Storage Advisors - Licensed Under Keller  
Williams Realty Integrity Lakes

Lead Agent: Nathan Gottlieb  
612-930-6614  
nathan@storage-advisors.com

**LIST PRICE: \$675,000**

### INVESTMENT HIGHLIGHTS

- **Near-Full, Stabilized Cash Flow:** 96% 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:	96%

