

# Self Storage Investment Opportunity



## Whetstone Storage

204 US-12

Milbank, SD 57252

Presented By:

**NATHAN GOTTLIEB**

SD RE Lic: 22086

Team Argus at Jennifer Stein Real Estate, Inc

SD RE Lic: 15408

Direct: 612-930-6614

nathan@storage-advisors.com

**LIST PRICE: \$400,000**

### INVESTMENT HIGHLIGHTS

- **Attractive Basis Below Replacement Cost:** The offering price positions the asset well below today's construction costs at \$29/RSF, creating built-in equity and limiting downside risk.
- **Manageable Size & Operational Simplicity:** With 73 total units, the facility offers streamlined operations.
- **Consistent Local Demand:** Milbank serves as a regional hub for surrounding rural communities, supporting residential and small business storage needs.
- **Waterproof Unit Protection:** Includes waterproof units and storage containers for additional protection for customers.

### PROPERTY DETAILS

Storage RSF:	13,590
Total Units:	78
Acres:	1.93
Year Built:	2001, 2003, 2013
Unit Occupancy:	79%



