

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

U-Store

370 Emery Mills Road
Shapleigh, ME 04076

LIST PRICE: \$825,000

INVESTMENT HIGHLIGHTS

- Potential expansion behind property allowing for another building and/or outdoor storage (Buyer to perform their own due diligence)
- Marketing upside – Bring the facility online and reach a larger audience
- Room for rent increases – Current owner does not perform scheduled rent increases
- Paved at the entrance and around the three buildings
- All buildings recently repaired and painted in 2025

PROPERTY DETAILS

RSF:	9,800
Units:	59
Acres:	2.75+/-
Built:	1988 (Bldgs 1-2) & 2001 (Bldg 3)
Physical Occ.:	85% (owner occupies 1 unit)
Expansion Land:	Yes— 1+/- acre (Buyer to perform their own due diligence)

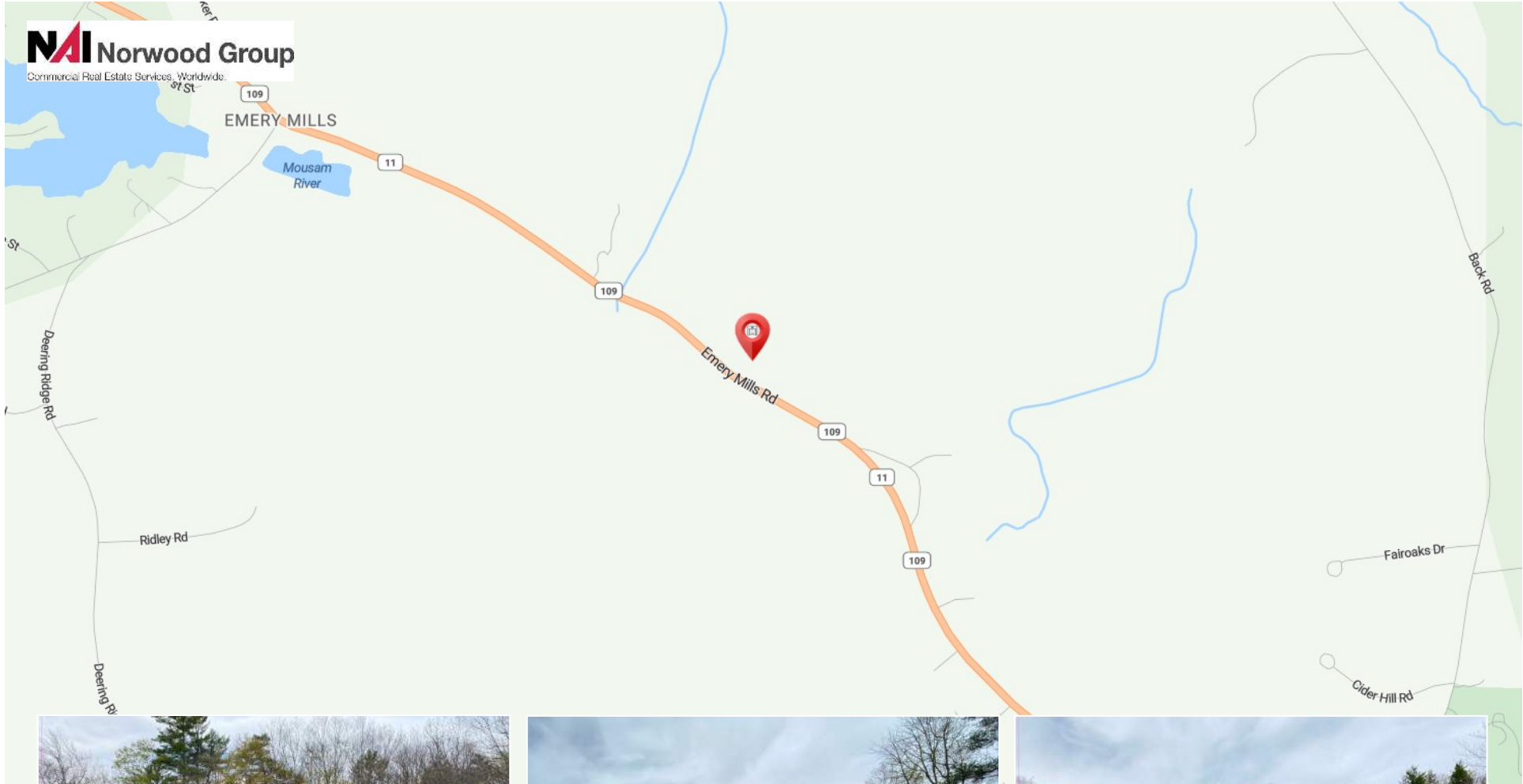
Presented by:

MATT ROBINSON
NAI Norwood Group
603-714-3426
MRobinson@nainorwoodgroup.com

Broker of Record:
Andy Fleisher
ME License: DB109195

NAI Norwood Group
Commercial Real Estate Services, Worldwide.





Argus Self Storage Advisors and NAI Norwood Group have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.