

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Route 202 Self Storage



89 Peck Farm Road
Winthrop, ME 04364

Presented by:

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Broker of Record:
Andy Fleisher
ME License: DB109195

LIST PRICE: \$615,000

INVESTMENT HIGHLIGHTS

- **Undersupplied Market** – 1.63 SF of self-storage per capita within a 5-mile radius
- **Rent Growth Opportunity** – Current 10x10 rates at \$80/month, approximately 36% below nearest competitor
- **Boat & RV Storage Upside** – Existing 2,400 SF pole barn, office/warehouse space, and an additional 1-acre expansion parcel provide significant potential for boat and RV storage conversion and future expansion
- **Additional Revenue Streams** – Occupied warehouse/office building providing immediate day-one cash flow
- **High-Visibility Location** – Route 202 frontage with exposure to approximately 14,410 vehicles per day
- **Strong Signage & Access** – Excellent visibility and accessibility along a major commuter corridor, electric signage

PROPERTY DETAILS

Storage RSF:	10,030
Parking SF:	2,000
Pole Barn SF:	2,400
Units:	39
Acres:	1.9+/-
Built:	1996
Unit Occ.:	51%
Expansion Land:	Yes—1ac.



