

# Self Storage Investment Opportunity



## Packer Storage of Ashland

1800 3rd Street W  
& 315 6th Street W  
Ashland, WI 54806

Presented by:

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**LIST PRICE: \$1,500,000**

### INVESTMENT HIGHLIGHTS

- Established portfolio of two locations with 30,897 rentable square feet and 158 drive-up units.
- Attractive pricing at 8.67% Cap Rate on 2026 trailing 3-month numbers and approximately \$48 per RSF.
- Consistently high occupancy demonstrates tenant demand in a market with limited competition.
- Expansion potential at the 3rd Street location allows for additional buildings or portable units.
- Recent Capital Improvements include fresh painting, updated partitions, and new unit numbers enhance appeal.





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