Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Herman Mini Storage

210 5th Street E
Herman, MN 56248

Presented by:

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LIST PRICE: $289,000

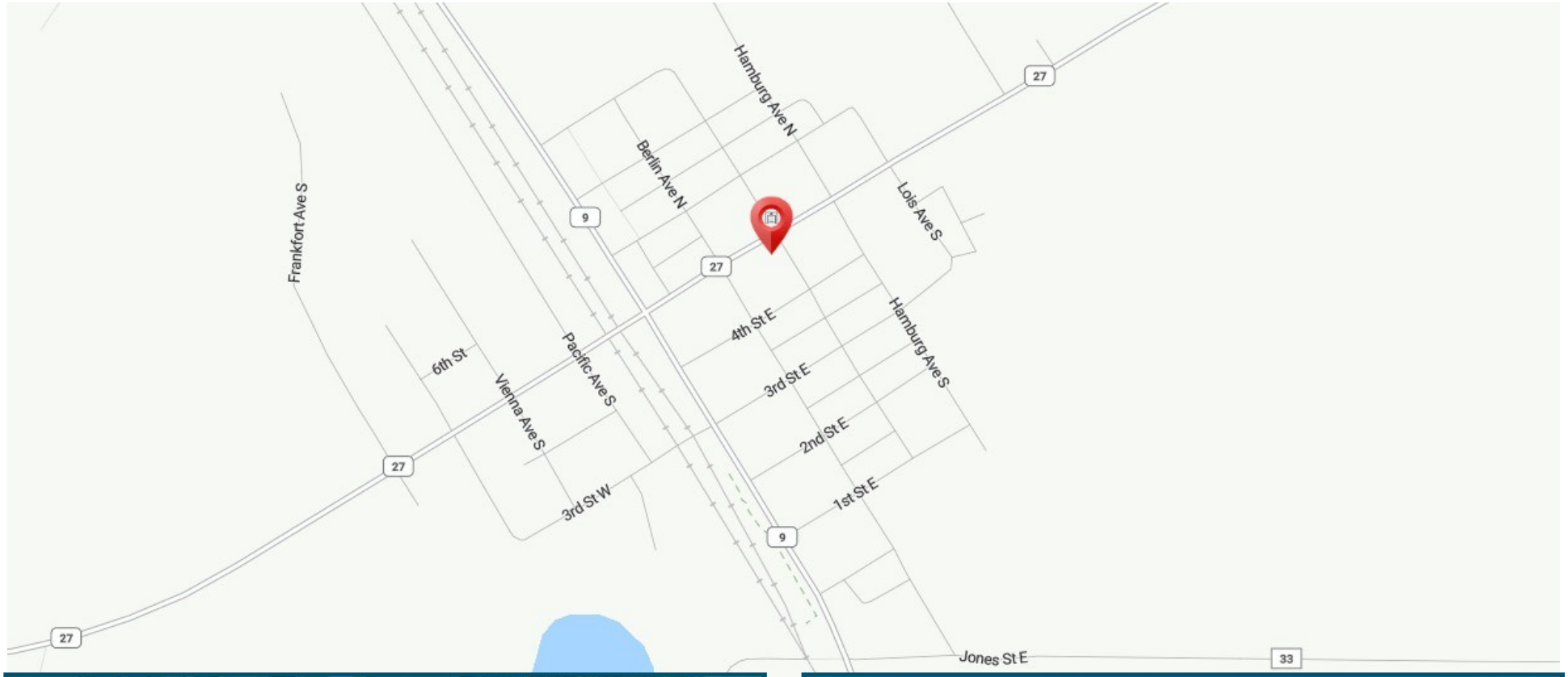
INVESTMENT HIGHLIGHTS

- **Passive Ownership Ready** – Existing management infrastructure supports remote ownership from day one, with no need for an on-site operator
- **No Paid Advertising** – The facility has sustained near-full occupancy entirely through local word-of-mouth demand, with zero marketing spend
- **Limited Local Competition** – The subject market features few self-storage alternatives, supporting durable occupancy and pricing power
- **Immediate Rate Upside** – Rental rates have not been raised in over three years, and in-place rates sit at or below nearby comparables, giving a new owner a clear path to revenue growth from day one

PROPERTY DETAILS

Storage RSF	4,500
Total Units:	33
Year Built:	2002
Unit Occupancy:	100%









Argus Self Storage Advisors and Area CRE 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.