

Self Storage Investment Opportunity



Herman Mini Storage

210 5th Street E
Herman, MN 56248

Presented by:

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Area Storage Advisors - Licensed Under Keller
Williams Realty Integrity Lakes

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LIST PRICE: \$289,000

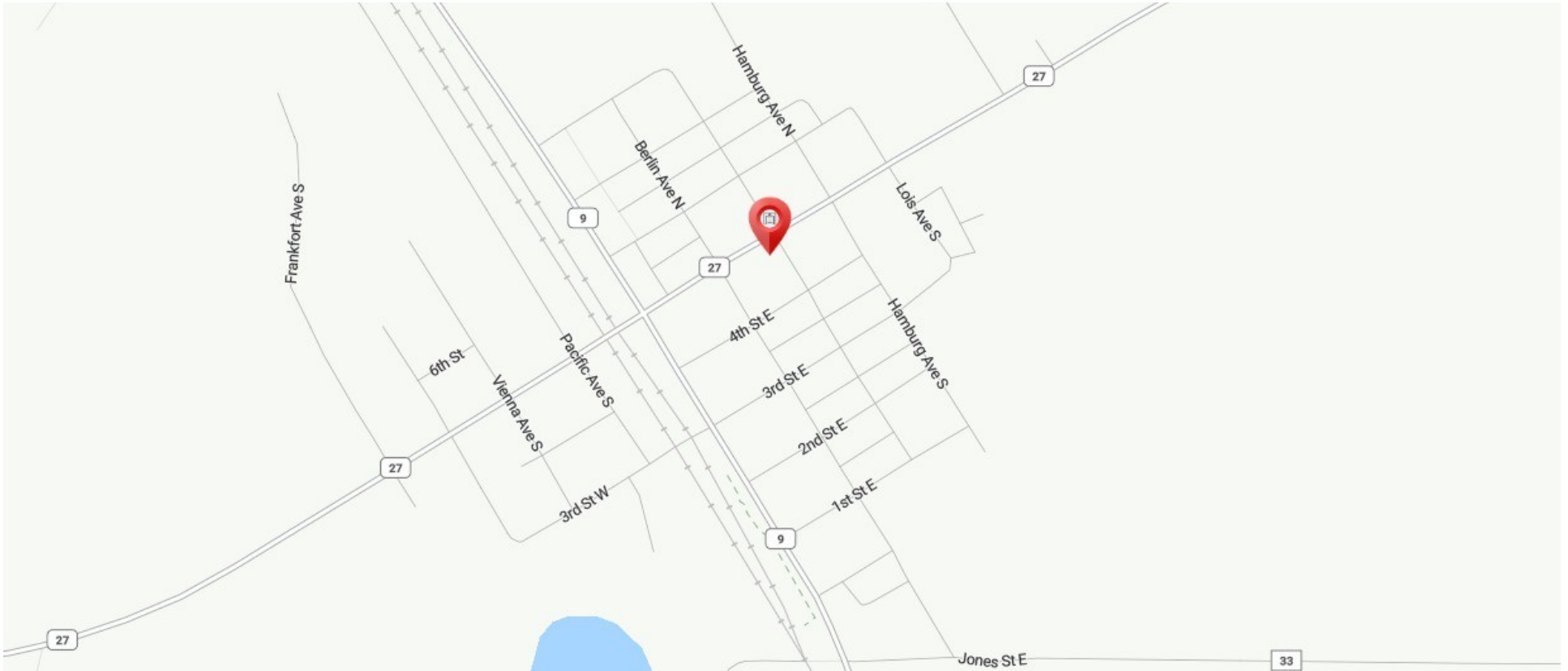
INVESTMENT HIGHLIGHTS

- **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
- **Seller Financing Available** – The seller is open to financing discussions, providing flexibility for buyers outside of conventional debt

PROPERTY DETAILS

| | |
|--------------|-------|
| Storage RSF | 4,500 |
| Total Units: | 33 |
| Year Built: | 2002 |
| Occupancy: | 97% |





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 its accuracy. Buyer to conduct their own due diligence.