

Self Storage Investment Opportunity



Walker Storage Max

WALKER STORAGE MAX

4870 66th Street NW
Walker, MN 56484

Presented by:

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LIST PRICE: \$2,450,000

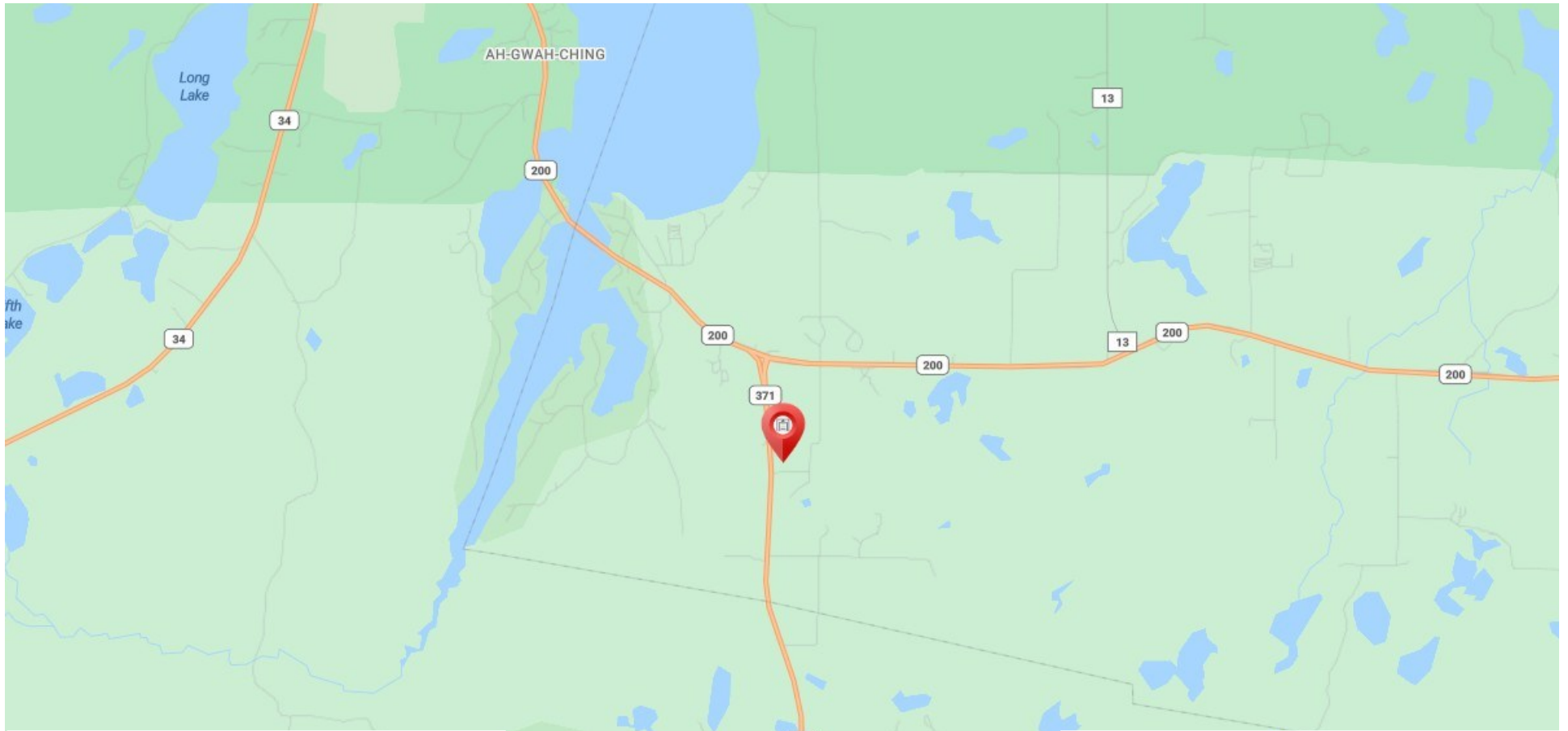
INVESTMENT HIGHLIGHTS

- **High occupancy since inception** – both buildings have been fully leased since delivery in 2020 and 2021, demonstrating exceptional, proven demand.
- **Significant income growth potential** – only one rate increase implemented since construction (last raised 2 years ago), offering a clear path to rental rate growth along with ability to add ancillary revenue streams, such as tenant protection plans.
- **Purpose-built for high-value cabin/lake country demand** – large, RV-sized units with in-floor heating, ventilation, and 30-amp power cater to a deep and underserved local need.
- **Prime Highway 371 location** – high-traffic, high-visibility site in the heart of Leech Lake cabin country.
- **High-quality security and construction** – fully fenced with barbed wire, keypad access, surveillance cameras, and bollard-protected units minimize risk and deferred maintenance.
- **Potential for assumable debt** – buyers have the opportunity to assume a portion of the seller's existing debt at a favorable rate, offering below-market financing and enhanced returns for a qualified purchaser.

PROPERTY DETAILS

Storage RSF:	31,920
Total Units:	32
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 its accuracy. Buyer to conduct their own due diligence.