

U Store Lock & Leave

22540 185th Street, Audubon, MN 56511

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

PRESENTED BY

ALEX IHRKE

Area Storage Advisors
612-394-7553
alex@storage-advisors.com

NATHAN GOTTLIEB

Area Storage Advisors
612-930-6614
nathan@storage-advisors.com

TOM FLANNIGAN

Area Storage Advisors
612-790-3747
tom@storage-advisors.com

LIST PRICE: \$600,000

INVESTMENT HIGHLIGHTS

- **Below Replacement Cost:** Priced under \$39/RSF for newer all-steel drive-up construction.
- **Newer Construction:** Buildings completed in 2016 and 2021, so near-term capital needs should be minimal.
- **Highway 10 Visibility:** Highway frontage signage is included, with about 12,270 VPD passing.
- **Value-Add Upside:** At 81% occupancy, lease-up plus a power premium on about half the units offers immediate upside.
- **Lake Country Demand:** Becker County's 400+ lakes and above-state growth support long-term demand.
- **Large-Format Units:** 43 uniform 12x30 units built for boats, pontoons, and vehicles.

PROPERTY DETAILS

RSF:	15,480
Units:	43
Occupancy:	81.4%

