

Gopher State Storage

15656 Edison Street NW, Elk River, MN 55330

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

PRESENTED BY

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AREA
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LIST PRICE: \$1,000,000

INVESTMENT HIGHLIGHTS

- **TURNKEY, MODERN OPERATIONS:** Fenced, gated, storEDGE powered, online rentals live today.
- **HIGHWAY 169 VISIBILITY:** Direct corridor exposure with established drive-by signage.
- **ELK RIVER GROWTH CORRIDOR:** 17,192 residents within 3 miles, 19,270 projected by 2031, \$117,233 median income.
- **FLEXIBLE DEAL STRUCTURE:** Seller will convey the entity, not just the real estate

PROPERTY DETAILS

RSF:	11,710
Units:	72
Occupancy:	93%

