

AMS Self Storage

13184 County Road 8 SE, Brainerd, MN 56401

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

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LIST PRICE: \$975,000

INVESTMENT HIGHLIGHTS

- **Seller Financing Available:** The seller is open to financing, so a buyer can grow income on flexible terms instead of starting with conventional debt service.
- **Newer Construction Below Replacement Cost:** Built in 2023 with all-steel buildings, fully paved drive aisles, and a fenced, gated perimeter, offered at a basis new development cannot match.
- **Lakes Country Demand Drivers:** Hundreds of nearby lakes and a large seasonal population drive demand for vehicle, boat, and household storage.
- **Strong Demographics:** Average household incomes exceed \$100,000 within three and five miles, supporting long-term storage demand.
- **Opportunity for a Focused Operator:** The facility has never had dedicated management, so active marketing and hands-on leasing offer a direct path to occupancy growth.

PROPERTY DETAILS

RSF: 21,600

Units: 107

Occupancy: 31%

