Gopher State Storage - Forest Lake

24060 Greenway Road, Forest Lake, MN 55025

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

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LIST PRICE: $4,900,000 - Offers Due 11/12/26

INVESTMENT HIGHLIGHTS

- **Strong Occupancy & Rates:** Above 97% occupancy across all unit types, with average rates above the trade-area.
- **Highway 8 Frontage:** Visible to 20,000+ vehicles a day on the main corridor linking the Twin Cities to the Chisago Lakes area and western Wisconsin. Planned capacity upgrades are expected to increase the property's exposure.
- **Affluent Lake Country:** About 33,000 residents within five miles, with a $106,689 median household income and 75% homeownership. It's a lake-driven market with built-in demand for boat, RV and vehicle storage.
- **Newer Construction:** Two buildings completed in 2020 and 2021 add modern product to a well-maintained, gated and fenced steel facility, so a buyer takes on less near-term capital.
- **Large Footprint:** 15.5 acres with land available for more storage or outdoor parking. A new owner can expand into proven demand instead of chasing it, while growing income through tenant insurance and parking lease-up.

PROPERTY DETAILS

Total RSF:	56,900
Storage RSF:	41,950
Parking RSF:	8,950
Retail RSF:	6,000
Units:	278
Unit Occupancy:	97.1%

