Legacy Self Storage

18507 Us Hwy 59 NE, Thief River Falls, MN 56701

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

PRESENTED BY

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LIST PRICE: $720,000

INVESTMENT HIGHLIGHTS

- **Lease-Up Upside:** 68.9% unit and 71% economically occupied, with the remaining lease-up left for the buyer to capture.
- **2024 Construction, Systems in Place:** New all-steel product and Storable Easy software mean minimal capex and a turnkey transition.
- **Highway 59 Visibility:** Frontage on a primary north-south corridor that drives steady drive-by rentals.
- **5-Star Google Reputation:** Strong reviews already in place to fuel lease-up and pricing power.

PROPERTY DETAILS

RSF:	16,900
Storage Units:	98
Parking Units:	5
Occupancy:	68.9%

