



America's Premier Self Storage Brokers



**BBK Storage**  
20563 Aberdeen Street  
East Bethel, MN 55011

Listing Broker:

**Greg McDonald, CCIM**

Magnum Real Estate

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**SALIENT DATA**

**Price:** **\$895,000**

**Total Square Feet:** 20,592

**Rentable Square Feet:** 18,788

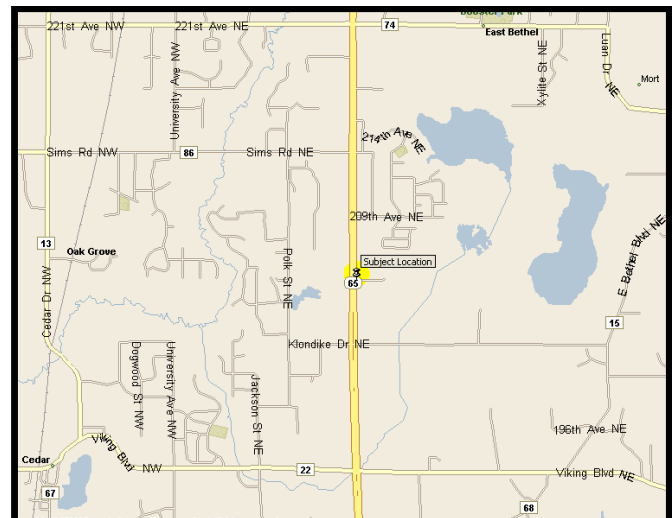
**Total Land Area:** 7.5 Acres (approx)

**Total Units:** 84

**Unit Occupancy:** 84.5%

**Year of Facility Opening:** 2004

- Excellent highway visibility to an attractive, newer self storage facility
- Constructed in textured concrete block
- Approved for a total of 300 units on additional 4.5 acres
- Nice self contained office with restrooms and showers
- Newest and nicest facility of any of the 6 competing operations in the 5 mile radius area



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