



SELF STORAGE ADVISORS

## SELF STORAGE

INVESTMENT OPPORTUNITY

### KO Storage of Bemidji

500 Sunnyside Road SE

Bemidji, MN 56601

Tom Flannigan & Alex Ihrke

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List Price: \$1,400,000

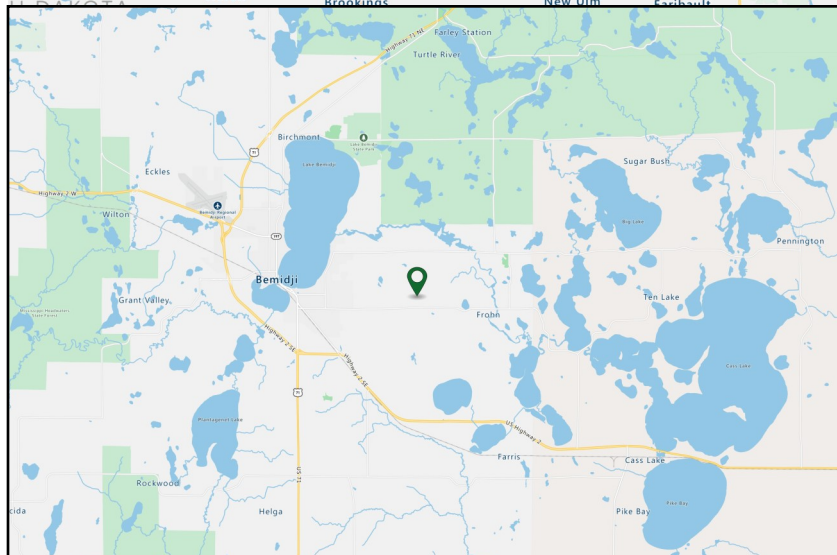
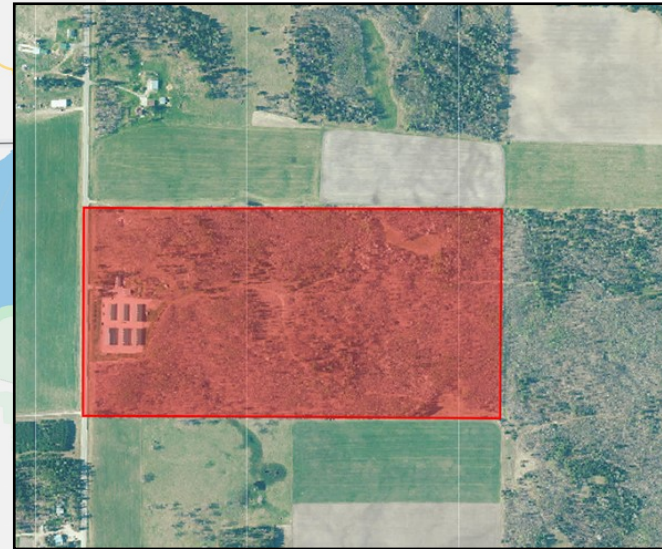
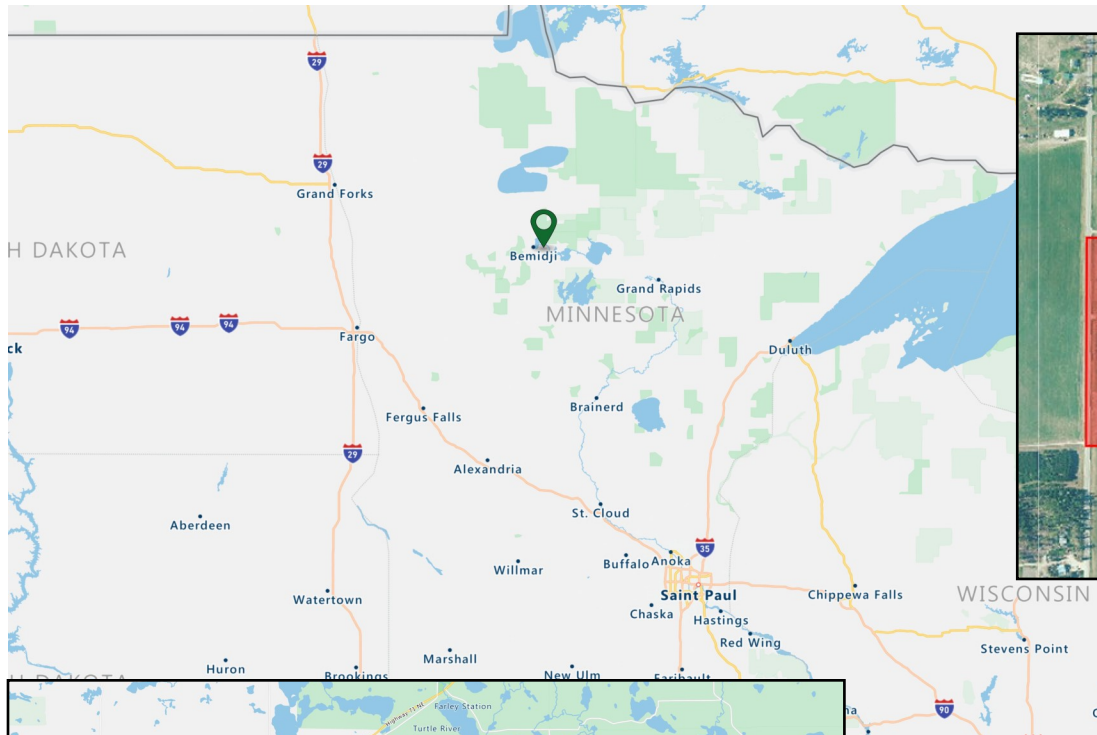
### INVESTMENT HIGHLIGHTS

- Outstanding self storage facility with the highest quality units in the area
- Recent conversion adding 7,270 square feet of indoor storage units opened in October 2020
- Sale price includes a 3-bedroom 2-bath home with excellent tenants paying rent and assisting with all on-site management of the self storage business
- The property consists of over 80 acres of prime hunting land, 19,654 net rentable square feet of storage units, a bulk storage building, a home, shed, and an oversized two car garage

### PROPERTY DETAILS

- 19,654 RSF of storage
- 5,670 RSF of bulk storage
- 2,040 SF house + 784 SF detached garage
- 121 storage units
- 82.27 acres





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