

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Lakeside Self Storage

11997 Highway 71 NE
Spicer, MN 56288

Presented by:

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LIST PRICE: Market Bid

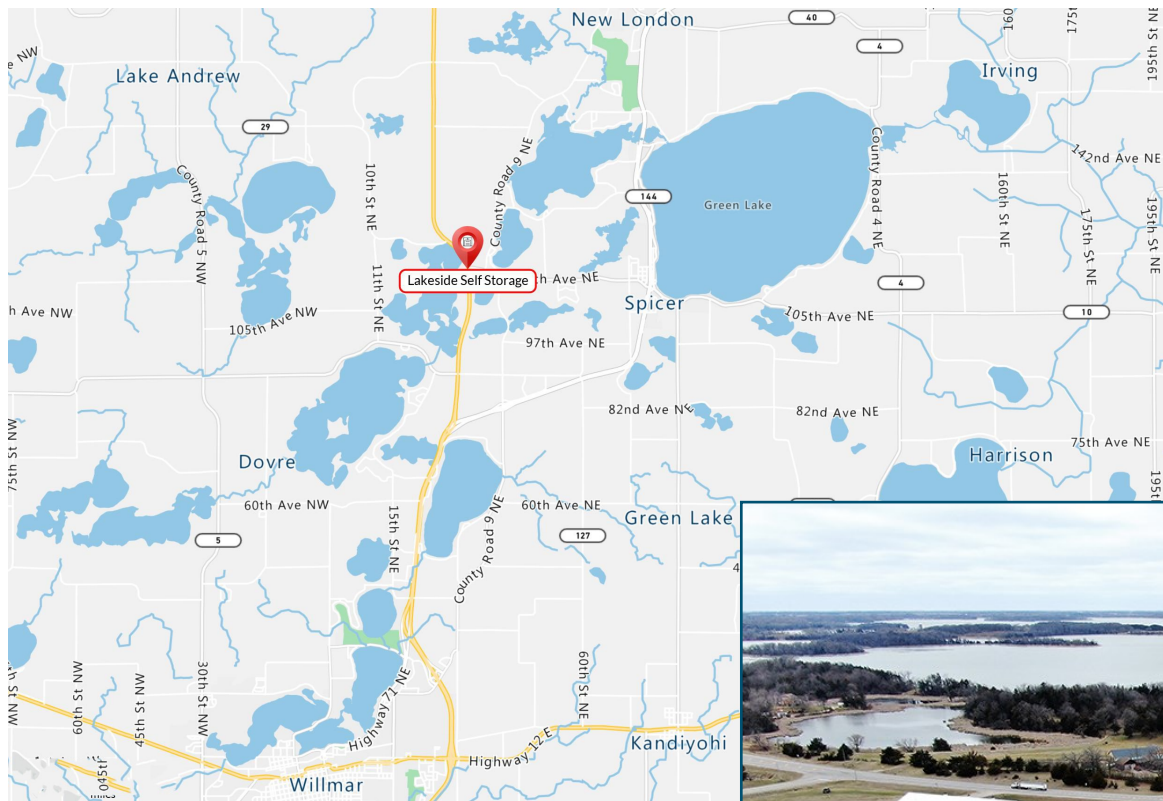
INVESTMENT HIGHLIGHTS

- 82,517 RSF of drive-up and climate controlled self storage located in a popular lake home and cabin destination
- Great visibility to 4,950 VPD via Highway 71 (2018)
- Office and shop on-site with ability to rent for additional income
- Completely fenced with barbed wire, security cameras, gate system and keypad entry
- High-quality storage buildings with wide drive aisles (45 ft) for all types of vehicles
- 3-mile Average Household Income of \$99,596

PROPERTY DETAILS

Rentable SF:	82,517
Year Built:	2002-2017
Number of Units:	410
Acreage:	9.16
Storage Occupancy:	99%





Argus Self Storage Advisors and KW have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.