

Self Storage Investment Opportunity



New Richland Storage

202 Broadway Avenue S
& 600 State Highway 13
New Richland, MN 56072

Presented by:

**NATHAN GOTTLIEB, TOM FLANNIGAN,
& ALEX IHRKE**

Area Storage Advisors - Licensed Under Keller
Williams Realty Integrity Lakes

Lead Agent: Nathan Gottlieb
612-930-6614
nathan@storage-advisors.com

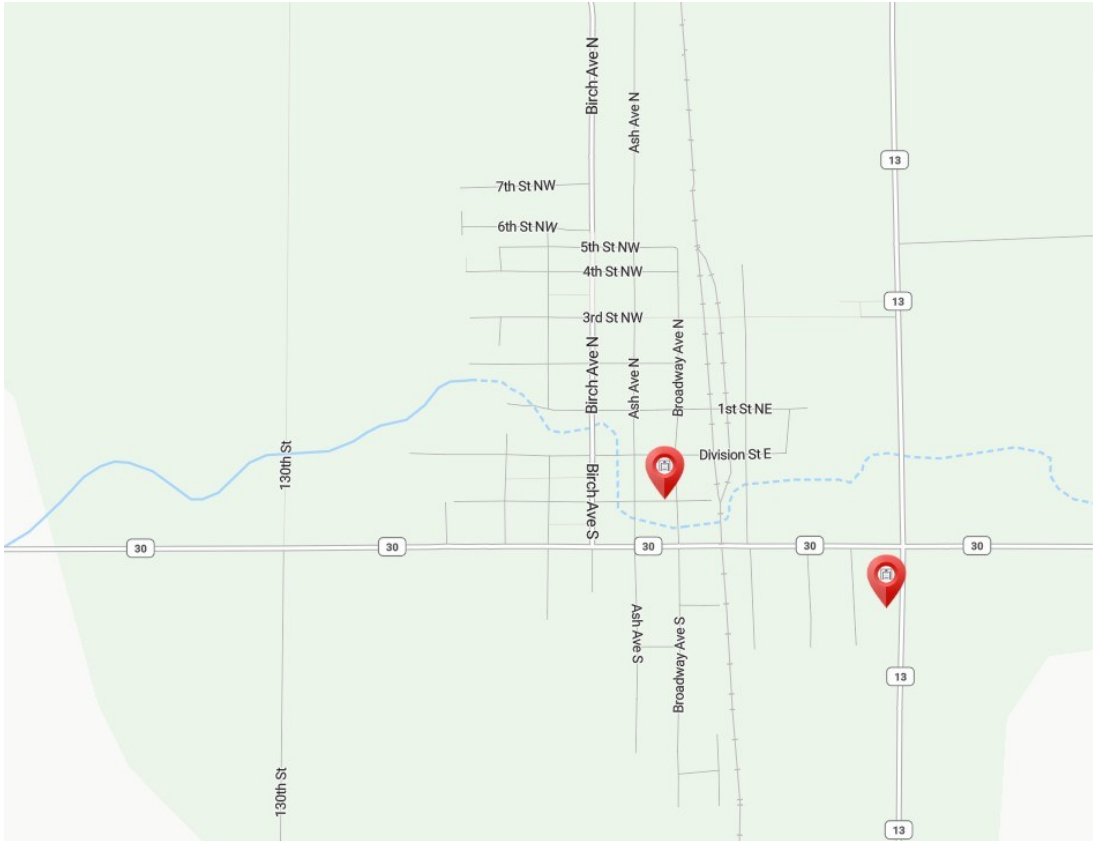
LIST PRICE: \$675,000

INVESTMENT HIGHLIGHTS

- **Near-Full, Stabilized Cash Flow:** 96% occupied and effectively at capacity, delivering immediate in-place income.
- **Expansion Land = Built-In Upside:** Dedicated expansion area to add units and capture proven unmet demand, driving future NOI growth.
- **Best-of-Both Product Mix:** Two facilities in one market offering drive-up convenience plus secure indoor storage.
- **Low-Maintenance, Efficient Operations:** Streamlined layout and durable construction support strong margins with minimal oversight.
- **Straightforward Operations:** Currently owner-managed, creating an easy transition for a buyer to implement their systems and unlock operational efficiencies.

PROPERTY DETAILS

Storage RSF	13,500
Total Units:	76
Unit Type:	Drive Up & Interior
Unit Occupancy:	96%



Argus Self Storage Advisors and Area CRE 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.