

Self Storage Investment Opportunity



Otsego Mini Storage (Crag Mini Storage)

15901 85th Street NE
Elk River, MN 55330

Presented by:

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LIST PRICE: \$5,200,000

Call for Offers Due: Thursday, September 3, 2026

INVESTMENT HIGHLIGHTS

- **Explosive population growth in the trade area** — Otsego is growing 3.79% annually, up 26.17% since 2020, with a median household income of \$119,927 and 280 new single-family permits issued in 2025.
- **Prime retail-adjacent location** — situated less than half a mile from the Target-anchored shopping center at 87th Street NE, with Michaels and additional in-line retail on site, and national tenants including Aldi, Starbucks, and Ace Hardware along the MN-101 corridor carrying roughly 52,000 vehicles per day.
- **Significant operational upside under professional management** — no online rental platform, outdated website, and no revenue management program; immediate runway to implement dynamic rate increases, existing-customer rate adjustments, admin fees, and a tenant protection plan.
- **High Quality Build and Site Security** — fully paved concrete and asphalt drive aisles, complete perimeter fencing with gated access, corner bollards, camera coverage, and superior site grading and drainage.
- **Limited competitive supply with consistently high occupancy** — a constrained trade area supply picture supports both current occupancy and the pricing power a new operator can capture.

PROPERTY DETAILS

Storage RSF	54,670
Total Units:	335
Acres:	5.48
Unit Occupancy:	90%



