

Self Storage Investment Opportunity



Prole Mini Storage

7995 Highway 28
Prole, IA 50229

Presented by:

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Williams Realty Integrity Lakes

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LIST PRICE: \$535,000

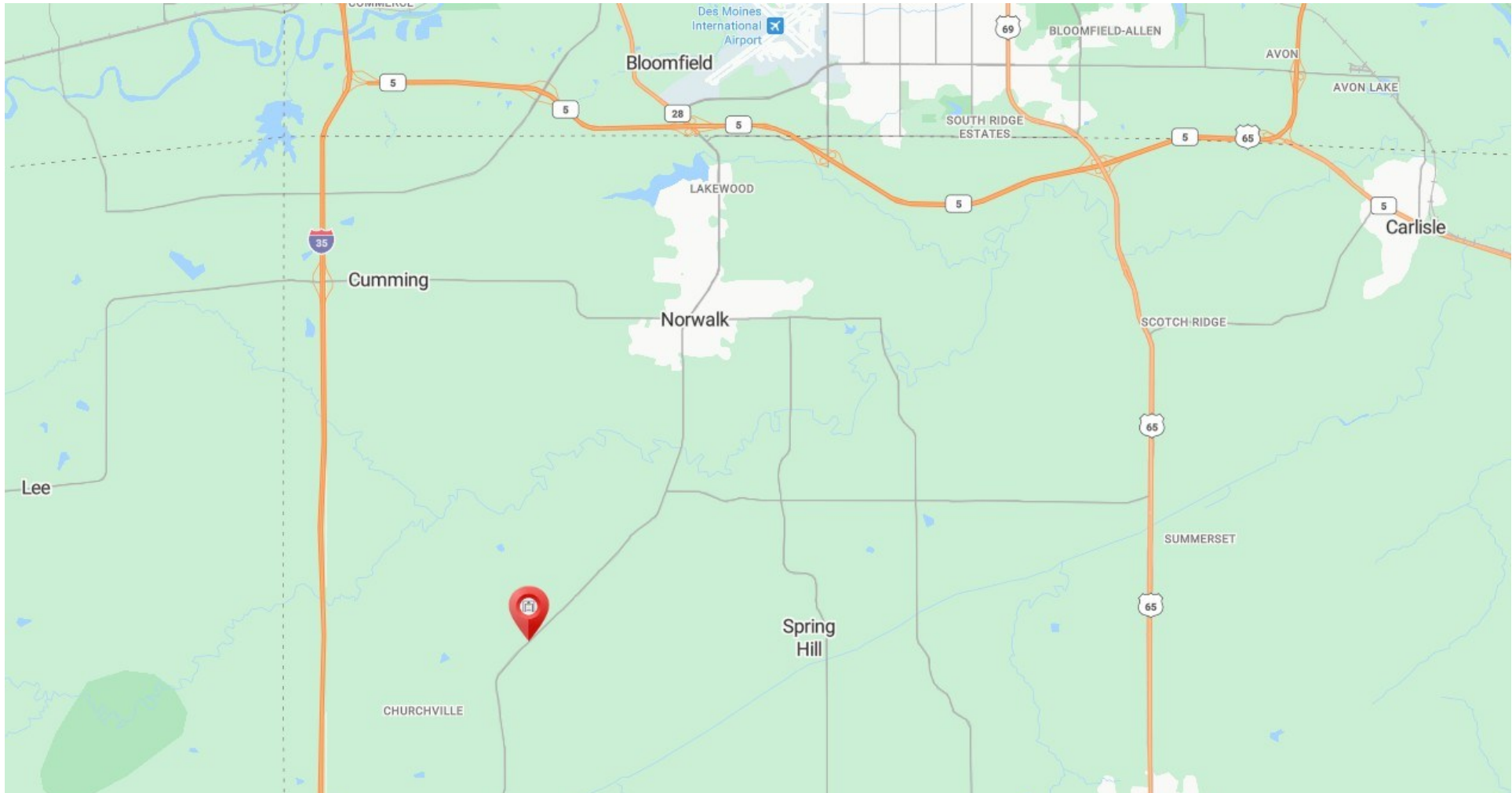
INVESTMENT HIGHLIGHTS

- **Seller Financing Available** – The seller is open to financing discussions, providing flexibility for buyers outside of conventional debt
- **Passive Ownership Ready** – Established boots-on-the-ground support is already in place, enabling seamless remote ownership from day one
- **No Active Marketing In-Place** – The facility has maintained strong occupancy through local demand, with no reliance on paid advertising
- **Des Moines Metro Proximity** – Located just 20 minutes south of Des Moines, the property benefits from spillover demand driven by one of the Midwest's fastest-growing metro areas
- **Gated & Secured Facility** – Property is fully fenced with keypad-controlled gate access, providing tenants with added security

PROPERTY DETAILS

Storage RSF:	9,700
Total Storage Units:	50
Total Parking Units:	10
Acreage:	1
Occupancy:	90%





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.