

Self Storage Investment Opportunity



Packer Storage of Ashland

1800 3rd Street W
& 315 6th Street W
Ashland, WI 54806

Presented by:

ALEX IHRKE, TOM FLANNIGAN,

MATT HAUGEN & NATHAN GOTTLIEB

Area CRE Services - Broker of Record: Keller

Williams Realty Integrity Lakes

Lead Agent: Alex Ihrke & Tom Flannigan

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LIST PRICE: \$1,600,000

INVESTMENT HIGHLIGHTS

- Established portfolio of two locations with 30,597 rentable square feet and 158 drive-up units.
- Consistently high occupancy demonstrates tenant demand in a market with limited competition.
- Expansion potential at the 3rd Street location allows for additional buildings or portable units.
- Recent Capital Improvements include fresh painting, updated partitions, and new unit numbers enhance appeal.
- Strong Market Dynamics – Located in a county seat with year-round recreation, regional connectivity, and ongoing Main Street revitalization.
- Planned rate increase for existing customers set to deploy November 1, 2025



