

INVESTMENT OPPORTUNITY

Self-Storage Business & Rental Home

2452 & 2456 170th Street, Fort Dodge, Iowa

Unlimited opportunity awaits investors with this unique turnkey property featuring a large self-storage business and a rental home. The offering is comprised of two adjoining parcels totaling 8.66 net acres and includes a residential home with a two-car attached garage, plus a separate two-car detached garage, alongside 164 individual storage units — all but four of which are currently rented — and over 46,000 square feet of bulk indoor storage space. This is a rare multi-income-stream investment with immediate cash flow in place.

Possible Add-On Opportunity: There is also a possibility of purchasing the main residence on the property at 2454 170th St — a brick ranch home on 0.79 acres with a four-car attached garage.

Property Overview

Address	2452 & 2456 170th Street, Fort Dodge, Iowa
Total Net Acreage	8.66 net acres (two parcels)
Property Type	Self-storage business with rental home
Individual Storage Units	164 total — 160 currently rented (4 vacant)
Bulk Indoor Storage Space	46,000+ sq ft
Business Status	Turnkey, income-producing operation

Parcel 1 — 4.72 Net Acres (Rental Home & Expansion Land)

This parcel includes the rental home, a newly constructed Morton building, and additional land available for future storage unit development.

Rental Home Details

Main Level Gross Living Area	1,388 sq ft
Finished Basement Area	Approx. 600 sq ft
Bedrooms / Bathrooms	3 Bedrooms / 1 Bathroom
Construction	Brick
Heat Source	Natural gas, forced air
Water Heater	Gas hot water heater
Cooling	Central air
Sewer	Private septic system
Water Source	Private well
Garage — Attached	Two-car attached garage
Garage — Detached	Two-car detached garage

Additional Parcel 1 Features

- Extra land available on-site to build additional storage units
- Newly built 160' x 60' Morton building with 6-inch concrete flooring and rebar reinforcement throughout — offering endless opportunities for additional storage, workshop, or commercial use

Parcel 2 — 3.94 Net Acres (Storage Building Portfolio)

This parcel contains ten separate rental storage buildings comprising the bulk of the storage business operation:

Building / Unit Group	Dimensions	Approx. Sq Ft
Building 1	50' x 300'	15,000
Building 2	50' x 300'	15,000
Building 3	50' x 130'	6,500
Building 4 (Unit Section)	20' x 150'	3,000
Building 5 (Unit Section)	20' x 150'	3,000
Building 6	24' x 150'	3,600
Building 7	82' x 24'	1,968
Building 8	60' x 24'	1,440
Building 9	24' x 120'	2,880
Building 10	24' x 120'	2,880

Together, these ten buildings house the 164 individual storage units and bulk indoor storage space referenced above, providing diversified unit sizes to serve a broad range of storage tenants.

Taxes

Net Taxes — Parcel 2 (3.94 acres)	\$13,632
Net Taxes — Parcel 1 (4.72 acres)	\$4,364

Current Rental Income

The storage business generates strong, consistent income year-round, with seasonal fluctuation tied to boat and camper storage demand.

Summer Monthly Income	Approx. \$15,500
Winter Monthly Income	Approx. \$18,800

Income is naturally lower during the summer months, as many tenants remove their boats and campers from storage for seasonal use. Winter income rises as these units fill back up, reflecting strong demand for seasonal vehicle and recreational storage in addition to the standard unit rentals.

Investment Highlights

- Turnkey storage business with established, immediate rental income
- 164 individual storage units, 160 currently occupied
- Over 46,000 sq ft of bulk indoor storage space for added revenue potential
- Income-producing 3-bedroom rental home included on-site
- Newly constructed Morton building (160' x 60') with heavy-duty reinforced concrete
- Additional land available for future storage unit expansion
- Ten storage buildings offering a diverse mix of unit sizes
- Multiple streams of income from one combined investment opportunity
- Possible add-on purchase of neighboring brick ranch home with 4-car garage at 2450 170th St