

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



## FOR SALE - 77 Unit Mini Storage

### Address

401 W. Main St.  
Danvers, Illinois

### Asking Price

\$700,000

### Units

76-77 Rentable Units,  
including storage, parking  
and one apartment.

### Zoning

C1 by McLean County

### Size

14,472 sq. ft. building  
1.27 Acres

**Rocki Mini Storage** is a solid, income-producing self-storage property in Danvers, IL, offering a great opportunity for investors looking for steady cash flow.

The property features over **14,000 square feet of rentable space** with easy drive-up access and a mix of unit sizes to serve local residents and businesses.

With consistent demand, stable occupancy, and simple day-to-day operations, this is a reliable, low-maintenance investment in a proven asset class.

Current  
Occupancy  
Approx.  
97%



**Laura Pritts**  
Designated Managing Broker  
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Visit our Website:  
[www.axis360.co](http://www.axis360.co)

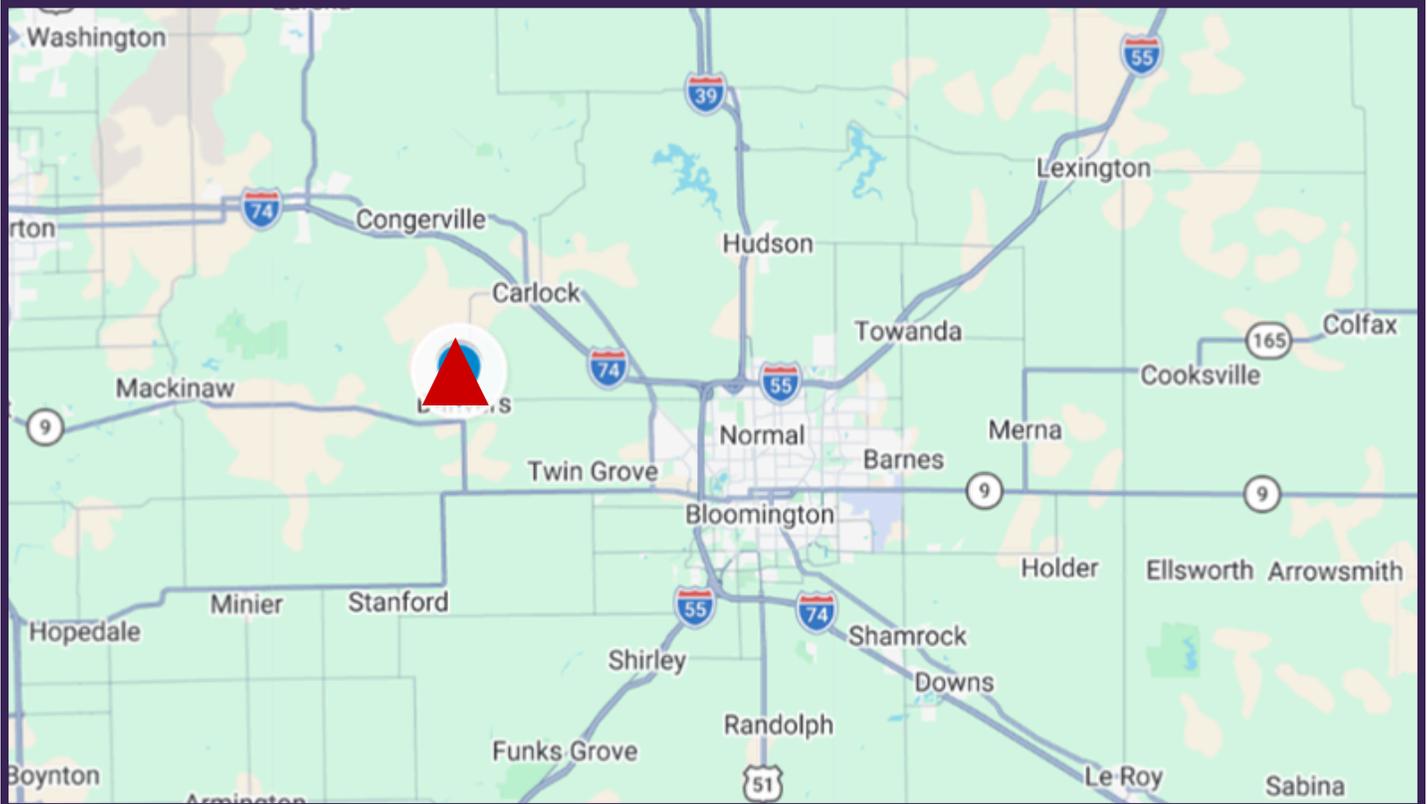
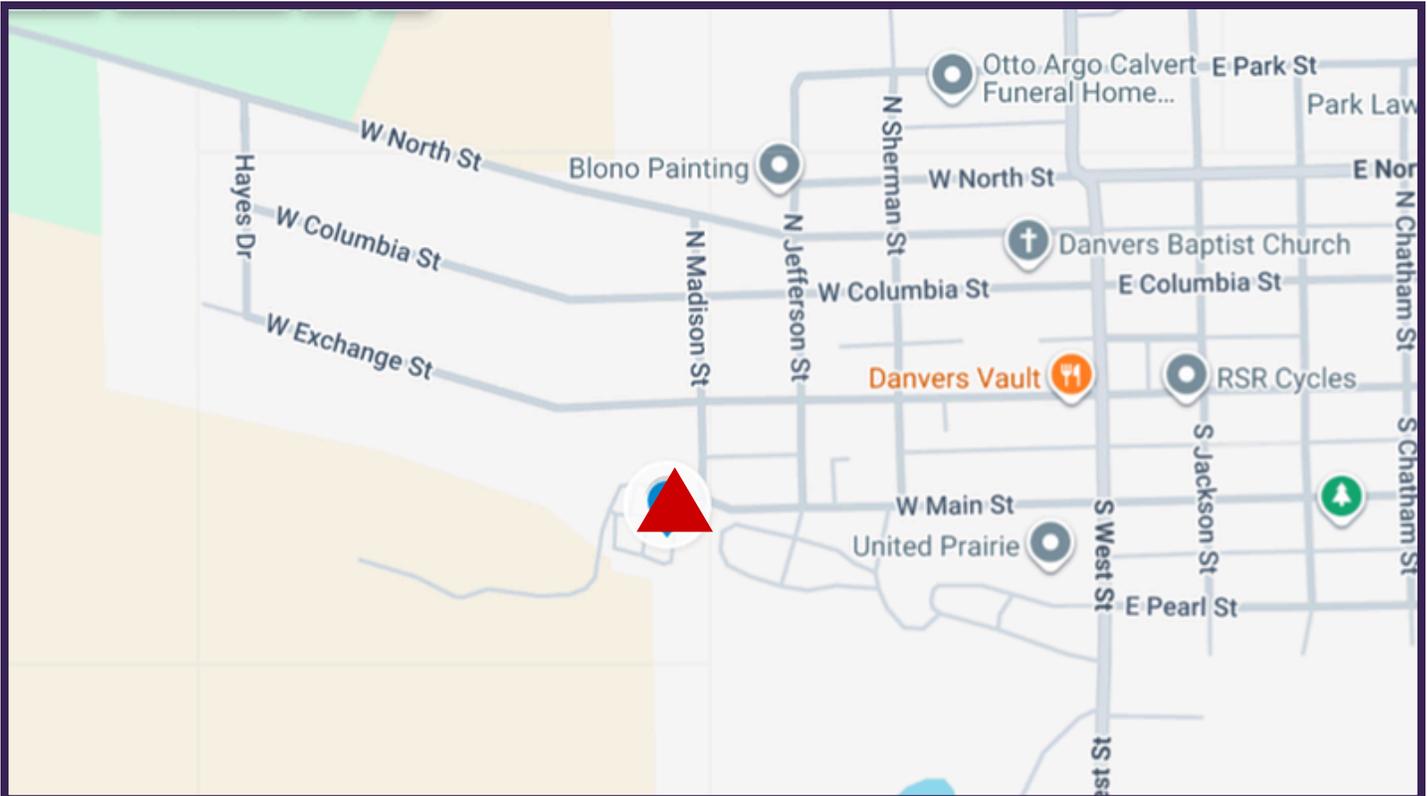




## Rent Roll

# Rocki Mini Storage Danvers, Illinois

Size	Units	Total Units	Rent per Unit	Monthly Rent
6x10	A, B, C, D	4	\$40.00	\$160.00
8x10	G, H, I	3	\$45.00	\$135.00
10x12	L, E, J, K, M	5	\$55.00	\$275.00
10x15	5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B 10A, 10B, 11A, 12B, 13C	15	\$60.00	\$900.00
10x22.5	32, 33, 34, 35	4	\$80.00	\$320.00
10x24	1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23 24, 25, 26, 27, 28, 29, 30, 31, 36, 37, 38	24	\$80.00	\$1,920.00
10x30	11, 12, 13, 14, 15	5	\$90.00	\$450.00
Custom (L Shape)	39	1	\$165.00	\$165.00
15x42	40	1	\$150.00	\$150.00
30x30	41	1	\$150.00	\$150.00
Apartment	Apartment	1	\$800.00	\$800.00
Outside Units	42, 43, 44, 45, 46, 47, 48, 49, 55, 56, 57, Extra Space	13	\$30.00	\$390.00
<b>Total Estimated Monthly Rent</b>		<b>77</b>		<b>\$5,815.00</b>
<b>Total Estimated Annual Rent</b>				<b>\$69,780.00</b>
<b>2024 Financials (Actual) = \$62,897 income, \$20,204 expenses</b>			<b>NOI: \$42,693</b>	
<b>2025 Financials (Actual) = \$69,033 income, \$24,884 expenses</b>			<b>NOI: \$44,149</b>	



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