

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

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.

Size

14,472 sq. ft. building
1.27 Acres

Taxes:

461717 (2024 pd 2025)

Year Built: 1990 - 2001

Parcel: 12 - 23 - 251 - 008
12 - 23 - 131 - 005

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.



Laura Pritts

Designated Managing Broker

lpitts@axis360.co

(309) 824-0507

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Site Dimensions

241 C 219 X 265 X 240

Zoning

C-1, Commercial District
Legal Conforming Use

The subject property presents a well-positioned and highly functional self-storage asset, ideally suited for continued operations. Encompassing approximately 1.27 acres, the site features level topography, strong street frontage, and dual access points along West Main Street, providing excellent visibility, efficient circulation, and convenient tenant access.

The layout supports the existing improvements with ample space for vehicle maneuverability and day-to-day operations. The site is free of known encumbrances or physical limitations that would impact usability, reinforcing its stability as a long-term investment.

Overall, this is a clean, well-configured property that offers dependable functionality and lasting appeal as a self-storage facility.

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Mini Storage Warehouse 1, 2, 3 & 4



Mini Storage Warehouse 1

- Rentable Area: 2,544
- Year Built: 1990

Mini Storage Warehouse 2

- Rentable Area: 1,944
- Year Built: 2001

Mini Storage Warehouse 3

- Rentable Area: 1,944
- Year Built: 2001

Mini Storage Warehouse 4

- Rentable Area: 4,440
- Year Built: 1995



Office



Office

- Gross Building Area: 1,020
- Year Built: 1990
- Exterior Walls: Vinyl Sliding
- Building Frame: Wood Frame
- Roof Material: Composition Shingle



Shed 1, 2, 3, 4 & 5



Shed 1

- Rentable Area: 120
- Year Built: 2015

Shed 2

- Rentable Area: 120
- Year Built: 2015

Shed 3

- Rentable Area: 120
- Year Built: 2015

Shed 4

- Rentable Area: 120
- Year Built: 2015

Shed 5

- Rentable Area: 120
- Year Built: 2015



Storage Building



Storage Building

Year Built: 2002

Rentable Area: 2,250 SF

SUMMARY:

- Multiple single-story, steel-frame mini-storage warehouse buildings and accessory structures
- Combined gross building area of approximately 14,742 square feet
- Includes four primary warehouse buildings constructed between 1990 and 2002
- One additional storage building (2002)
- Additional smaller sheds with estimated construction date of 2015
- Property includes a 1,020 square foot office building (constructed in 1990)
- Apartment generating approximately \$800 per month
- Outside storage with 12 spaces



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
Total Estimated Monthly Rent		77		\$5,815.00
Total Estimated Annual Rent				\$69,780.00