

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Westrock Storage & Shopping Center

8900 Walnut Street  
Rockford, MN 55373

Presented by:

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**LIST PRICE: \$3,400,000**

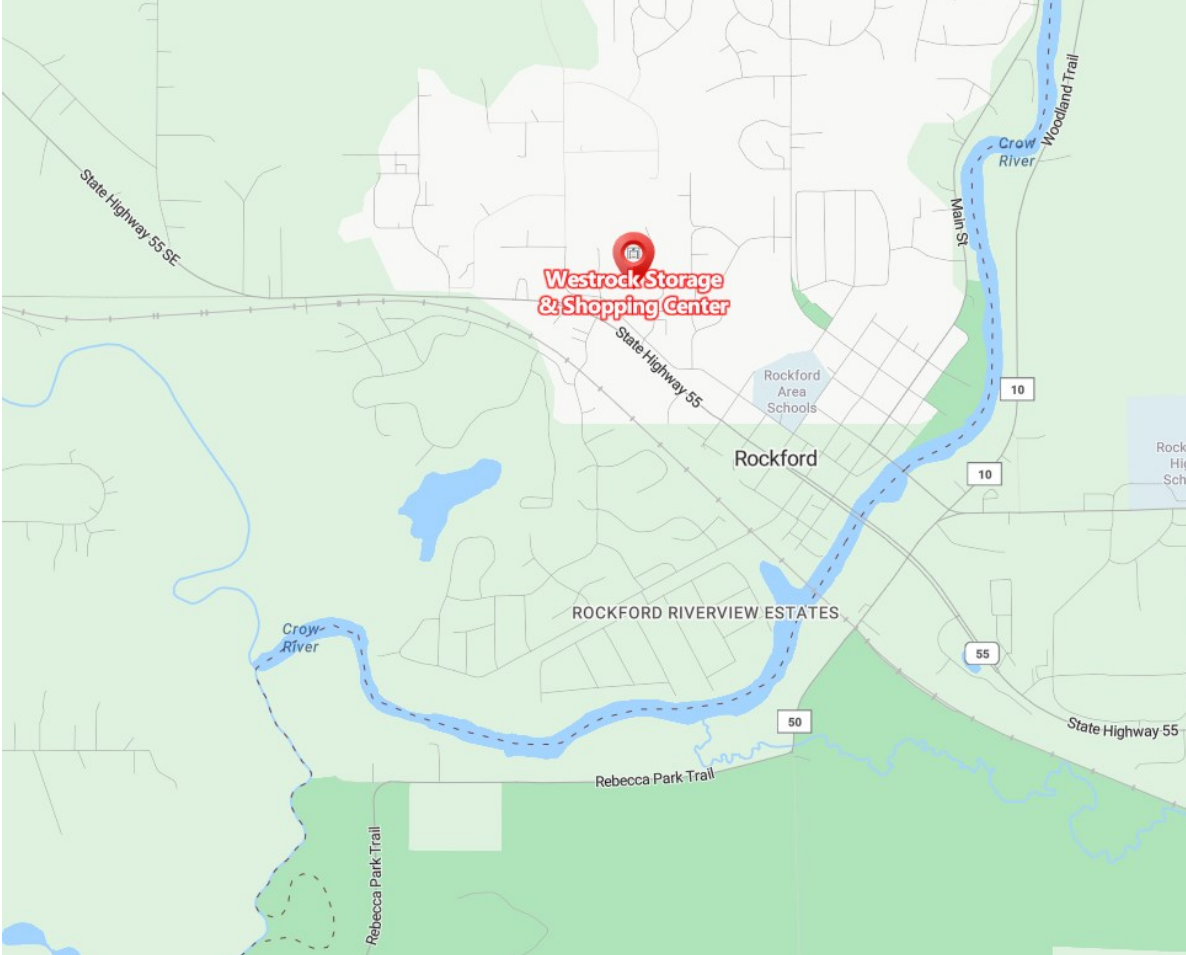
### INVESTMENT HIGHLIGHTS

- 12,700 rentable square feet of fully occupied climate controlled storage with 480 RSF to be added December 2024
- Includes 23,743 square feet of retail and commercial space, leased to strong tenants including USPS, a local dentist, a restaurant, day care and more
- Strong Demographics: Median household income in the 4 mile radius above \$100,000
- Great visibility to nearly 15,000 vehicles per day via Highway 55
- Ability to expand on existing parking lot with drive up storage, portables, or additional retail

### PROPERTY DETAILS

Total RSF:	36,443
Total Units:	80, 10 additional units to be completed in December
Acreage:	5.5
Year Built:	1975
Renovation/Expansion:	2021
Occupancy:	100%





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.