Self Storage Investment Opportunity



19th Ave Storage



1802 22nd Street SW Willmar, MN 56201

Presented by:

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Area CRE Services - Broker of Record: Keller Williams Realty Integrity Lakes

Lead Agent: Matt Haugen Direct: 612-852-5048 mhaugen@selfstorage.com **LIST PRICE:** \$1,800,000

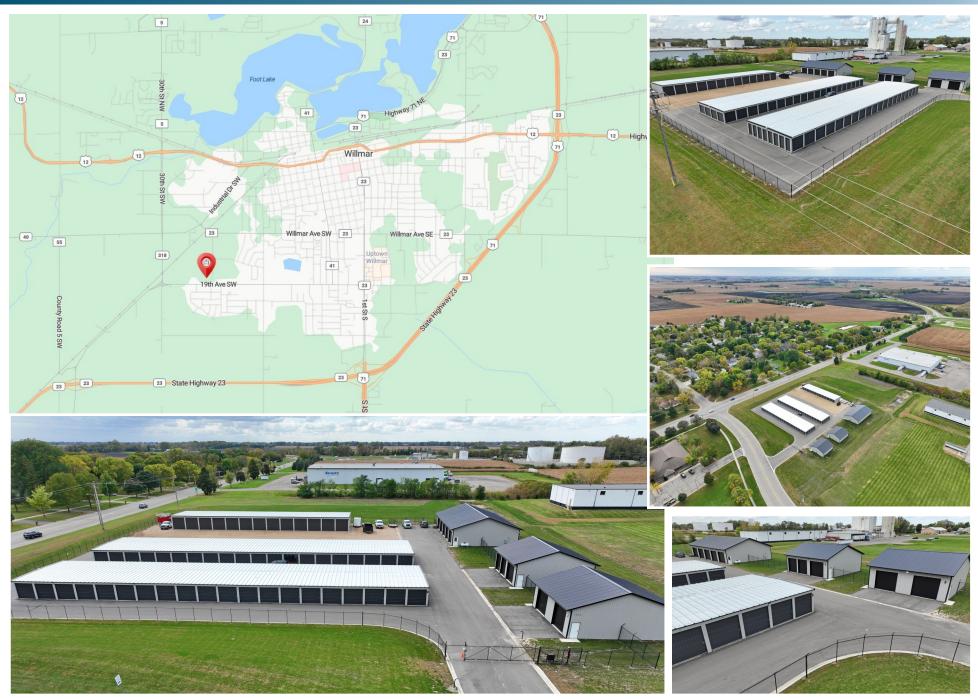
INVESTMENT HIGHLIGHTS

- **Strong Lease up with Recent Expansion:** Opened in 2024 and expanded in August 2025, the property is already stabilized at 87%+ occupancy.
- Additional Expansion Options: Site plans obtained for up to 24,000 SF expansion with oversized ponding in place for future buildings.
- Modern Secure Amenities: Fenced and gated with 16 surveillance cameras and PDK key pad access.
- **Strong Demographics:** Average household incomes of \$104,000 within a 1 mile radius.

PROPERTY DETAILS

Storage RSF	29,084
Total Units:	111
Acreage:	5.39
Year Built:	2024
Unit Occupancy:	87.39%





 $Argus Self Storage Advisors \ and Area CRE\ have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. \ Buyer to conduct their own due diligence.$