

FOR SALE



24 UNIT STORAGE FACILITY INVESTMENT OPPORTUNITY

Coldwell Banker Commercial Orion is proud to offer this 24 unit storage facility for sale conveniently located in St. Stephen, MN. The building features poured concrete foundation and was constructed to allow for conversion of units into larger 10x10 units. Located just blocks from downtown St. Stephen and only a few miles from Sartell. A ground floor opportunity to generate passive income on a very affordable investment.

- Lot Size .49 Acres
- Building Area 1,200 SF
- Zoning Commercial
- Year Built 2021 including concrete Pad
- Taxes: \$1,046 (2022)
- Demographics: 71,581 within a 10-mile radius and Avg HH Income of \$84,982

Property Highlights

- Storage Units were erected in 2021
- Owner has other interests and has not marketed, selling as is, ready for occupants
- Ground level investment opportunity
- A total of 24 Storage Units 5x10, can be configured to 10x10 or larger as needed.
- Expansion Options available, Proforma Financials available
- Outside storage possible with city approval

***** Now Offered for Sale at \$120,000 *****

Call for further details on this offering! Mark Maetzold (320) 420-1432

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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Coldwell Banker Commercial
Orion Real Estate
630 First Street S, Waite Park, MN
320.251.1177