

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE – 77 Unit Mini Storage Facility

Address

401 W. Main St.
Danvers, IL

Price

~~\$700,000~~ **\$675,000**

REDUCED!

Units

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

Size

14,472 sq. ft. building
1.27 Acres

Taxes

\$6,447 (2024 pd 2025)

Parcels

12 - 23 - 251 - 008
12 - 23 - 131 - 005

Zoning

C-1—Commercial

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.

Many rents have not been increased in years, offering an attractive **opportunity to boost cash flow** through strategic, incremental rent increases.



Laura Pritts
Designated Managing Broker
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RENT ROLL & EXPENSES

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

2025 Operating Expenses (Actual)

Taxes	\$6,447
Insurance	\$8,423
Accounting	\$750
Electric	\$2,134
Gas	\$571
Water	\$812
Phone/Internet	\$2,233
Maintenance & Repair	\$1,391

TOTAL OPERATING EXPENSES

(\$22,761)

2024 Financials: \$62,897 income, \$20,204 expenses, NOI: \$42,693

Laura Pritts, Designated Managing Broker

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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

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



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



OFFICE



OFFICE

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