

Self Storage Investment Opportunity



Rupp's Indoor & Outdoor Storage



5550 Sherman Oaks Road
Stacy, MN 55079

Presented by:

**ALEX IHRKE, TOM FLANNIGAN,
& NATHAN GOTTLIEB**

Area Storage Advisors - Licensed Under Keller
Williams Realty Integrity Lakes

Lead Agent: Alex Ihrke

612-394-7553

alex@storage-advisors.com

LIST PRICE: \$3,200,000

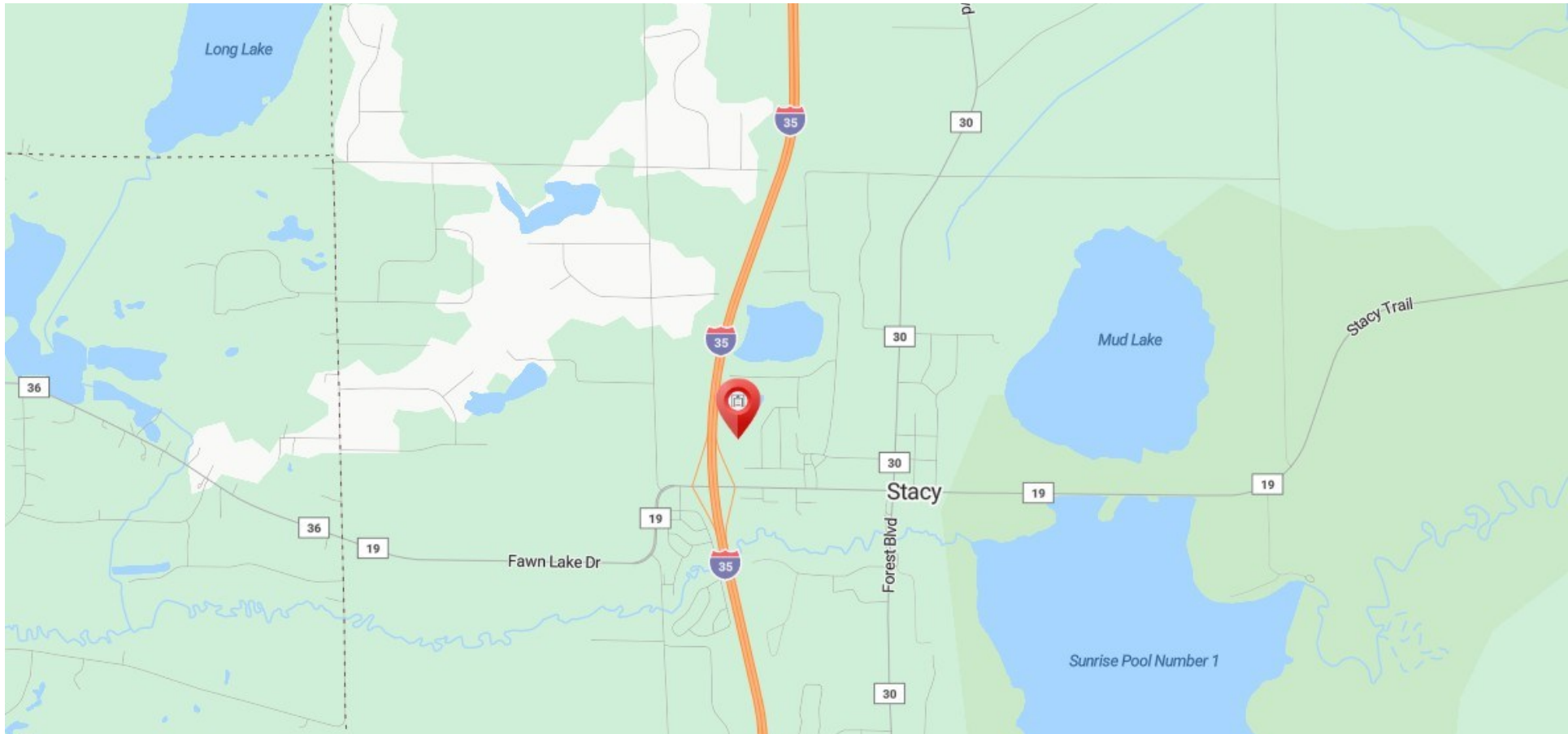
INVESTMENT HIGHLIGHTS

- **Prime Interstate 35 Location** – Situated directly off I-35 with visibility to 50,000+ vehicles per day on a 12.3-acre site built in 2022 with asphalt pavement, perimeter fencing, automated gate access, and security cameras.
- **Strong, Consistent Occupancy** – 214 units across 47,325 RSF with current unit occupancy of ~89%, demonstrating durable tenant demand in the submarket. A scheduled June 1, 2026 rate increase will add approximately \$1,140/month in immediate incremental income.
- **Clear Value-Add Upside** – Currently mom-and-pop managed, offering a straightforward path to NOI growth through professional management and operational efficiency.
- **Approved Expansion Potential** – Entitlement risk already eliminated with approved plans to add ~7,300 SF of additional storage buildings, providing a built-in lever to drive further revenue and asset value growth.

PROPERTY DETAILS

Storage RSF:	39,925
Parking RSF:	7,400
Total Units:	214
Unit Occupancy:	88.8%





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.