

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Route 202 Self Storage



89 Peck Farm Road  
Winthrop, ME 04364

Presented by:

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Broker of Record:

Andy Fleisher

ME License: DB109195

**LIST PRICE: \$650,000**

### INVESTMENT HIGHLIGHTS

- **Undersupplied Market** – 1.63 SF of self-storage per capita within a 5-mile radius
- **Rent Growth Opportunity** – Current 10x10 rates at \$80/month, approximately 36% below nearest competitor
- **Boat & RV Storage Upside** – Existing 2,400 SF pole barn, office/warehouse space, and an additional 1-acre expansion parcel provide significant potential for boat and RV storage conversion and future expansion
- **Additional Revenue Streams** – Occupied warehouse/office building providing immediate day-one cash flow
- **High-Visibility Location** – Route 202 frontage with exposure to approximately 14,410 vehicles per day
- **Strong Signage & Access** – Excellent visibility and accessibility along a major commuter corridor, electric signage

### PROPERTY DETAILS

<b>Storage RSF:</b>	10,030
<b>Parking SF:</b>	2,000
<b>Pole Barn SF:</b>	2,400
<b>Units:</b>	39
<b>Acres:</b>	1.9+/-
<b>Built:</b>	1996
<b>Unit Occ.:</b>	51%
<b>Expansion Land:</b>	Yes—1ac.



