

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## U-Store

370 Emery Mills Road  
Shapleigh, ME 04076

Presented by:

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**NAI Norwood Group**  
Commercial Real Estate Services, Worldwide.

**LIST PRICE: \$825,000**

### INVESTMENT HIGHLIGHTS

- Potential expansion behind property allowing for another building and/or outdoor storage (Buyer to perform their own due diligence)
- Marketing upside – Bring the facility online and reach a larger audience
- Room for rent increases – Current owner does not perform scheduled rent increases
- Paved at the entrance and around the three buildings
- All buildings recently repaired and painted in 2025

### PROPERTY DETAILS

<b>RSF:</b>	9,800
<b>Units:</b>	59
<b>Acres:</b>	2.75+/-
<b>Built:</b>	1988 (Bldgs 1-2) & 2001 (Bldg 3)
<b>Physical Occ.:</b>	85% (owner occupies 1 unit)
<b>Expansion Land:</b>	Yes— 1+/- acre (Buyer to perform their own due diligence)



