



MLS 6761677 Commercial

\$1,395,000

7887 State Highway 29
Carlos MN 56319

Status: Pending

Description:

For Sale: Premier Class A Storage Facility with Prime Development Land in Carlos, MN

Seize a rare opportunity to own a top-tier, Class A self-storage facility built in 2020/2021, located in the thriving industrial park of Carlos, MN. This meticulously designed property combines a high-performing storage business with a diverse unit mix of 100 units and 65 acres of prime development land, offering unmatched potential for investors and developers. With strong rental history, modern amenities, and strategic location, this property is a cornerstone for growth in a rapidly expanding area.

The storage facility consists of 100 units with a mix of 5x10, 10x10, 10x15, and 10x25 units inside 2- 40' X 200' building's one built in 2020 and the other built in 2021. The storage facility has a strong rental history, quality construction, chain link fence with automated gate access, cameras, and easy storage solutions software already built in for easy transition into new ownership. This software provides in depth reporting, tenant portals for customers to go online to rent and pay for their storage unit. This property also comes with 65 acres of prime, undeveloped land ideal for residential or commercial development.

Road Frontage: Over 1,800 feet of high-visibility frontage along Hwy 29, with approximately 7,800 vehicles passing daily, ensuring maximum exposure.

Access: Three convenient access points to the property, enhancing development flexibility.

Location: Situated in Carlos, MN's industrial park, just miles from the area's top lakes and a short drive from Alexandria, MN, a bustling hub experiencing significant growth over the past five years.

This property is an investor's and developer's dream, offering a turnkey storage facility with a stellar track record and significant upside for future development. Whether you're looking to expand the storage business, develop the land, or both, this asset provides endless opportunities in a high-growth market.

Additional Details:

Year Built	2020
Garage Stalls	100
School District	1015
Taxes	\$9,526
Taxes with Assessments	\$9,526
Tax Year	2025



Listed By: 65.29
ConnCrete Realty Solutions
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Additional Features: