

Pifer's



SELF STORAGE UNITS | \$950,000

1735 HEARTLAND AVE.

CASSELTON, ND

Pifer's Auction & Realty
1506 29th Ave S. • Moorhead, MN 56560
877.700.4099 • info@pifers.com



Jared Nelson
701.371.2388
jared@pifers.com



LISTED PRICE \$950,000

1735 HEARTLAND AVE.

CASSELTON, ND



39 Units
Storage Units



33 Units
11' x 30'



6 Units
24' x 30'

Pifer's Auction & Realty is proud to present this well-located self-storage facility located in Casselton, ND. This property consists of two buildings totaling 39 units, offering a functional mix of standard and oversized storage options that serve both local and regional demand.

The unit mix includes 33 units measuring 11' x 30', along with 6 larger 24' x 30' units which includes one that is insulated and heated, providing a higher-utility option for equipment, contractor use, or specialty storage.

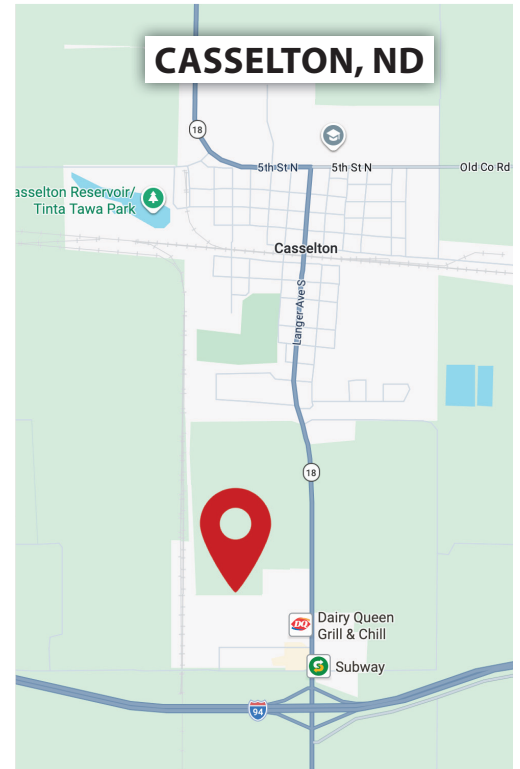
The facility benefits from easy access, low operating complexity, and strong unit sizes that differentiate it from traditional mini-storage facilities. The layout and construction support long-term durability and tenant retention.

This asset presents a stable income opportunity with measured upside potential through operational efficiencies, rental optimization, or selective enhancements, while maintaining its appeal as a straightforward, low-maintenance investment in a growing community.

Reach out today to inquire further on this incredible investment opportunity. Financial information available upon request.

KEY FEATURES

- Sq Ft.: 15,240
- Year Built: 2017, 2020
- Taxes: 12312.29
- Parcel #: 03-0160-00020-000
- Roof: Metal
- Legal: Part of Lot 2, Block 1, HEARTLAND 5TH ADDITION, City of Casselton, Cass County, North Dakota, being approximately 1.50 acres, more or less. The exact legal description and boundaries to be determined by an official survey to be completed prior to closing.



JARED NELSON

REAL ESTATE AGENT
701.371.2388
jared@pifers.com



Pifer's Auction & Realty
1506 29th Ave S. • Moorhead, MN 56560
877.700.4099 • info@pifers.com

