

# FOR SALE

11,317 SF  
SELF STORAGE FACILITY



1201 SOX ST, WEST COLUMBIA, SC 29169

**Harbor**  
COMMERCIAL PARTNERS

## PROPERTY DESCRIPTION

Self-storage facility exclusively offered for sale in West Columbia, SC. Cayce Storage is an investment asset located off a highly used highway one minute from I-26. The storage facility is priced at just \$79.97 PSF. With 74 total units, the site is currently at 88% occupancy and has significant upside for rent growth. Excellent opportunity for a value-add operator to acquire a preserved self-storage facility in a strong market.

## OFFERING

SIZE	LISTING PRICE
11,317 SF	\$880,000



## PROPERTY HIGHLIGHTS

AVAILABLE SF	11,317 SF
LOT SIZE	0.79 AC
TAX ID/APN	005740-03-023
ZONING	M-1 Light Industrial
COUNTY	Lexington
NUMBER OF UNITS	74
POWER	Single Phase 240V 200 Amps
AIR CONDITIONING	Church and Office Only
HEATING	Church and Office only
LIGHTING TYPE	Fluorescent
RESTROOMS	1
SEWER	Public
WATER	Public
YEAR BUILT	1980
IN PLACE GROSS INCOME	\$85,710 (2024)

# RENT ROLL & MARKET COMPS

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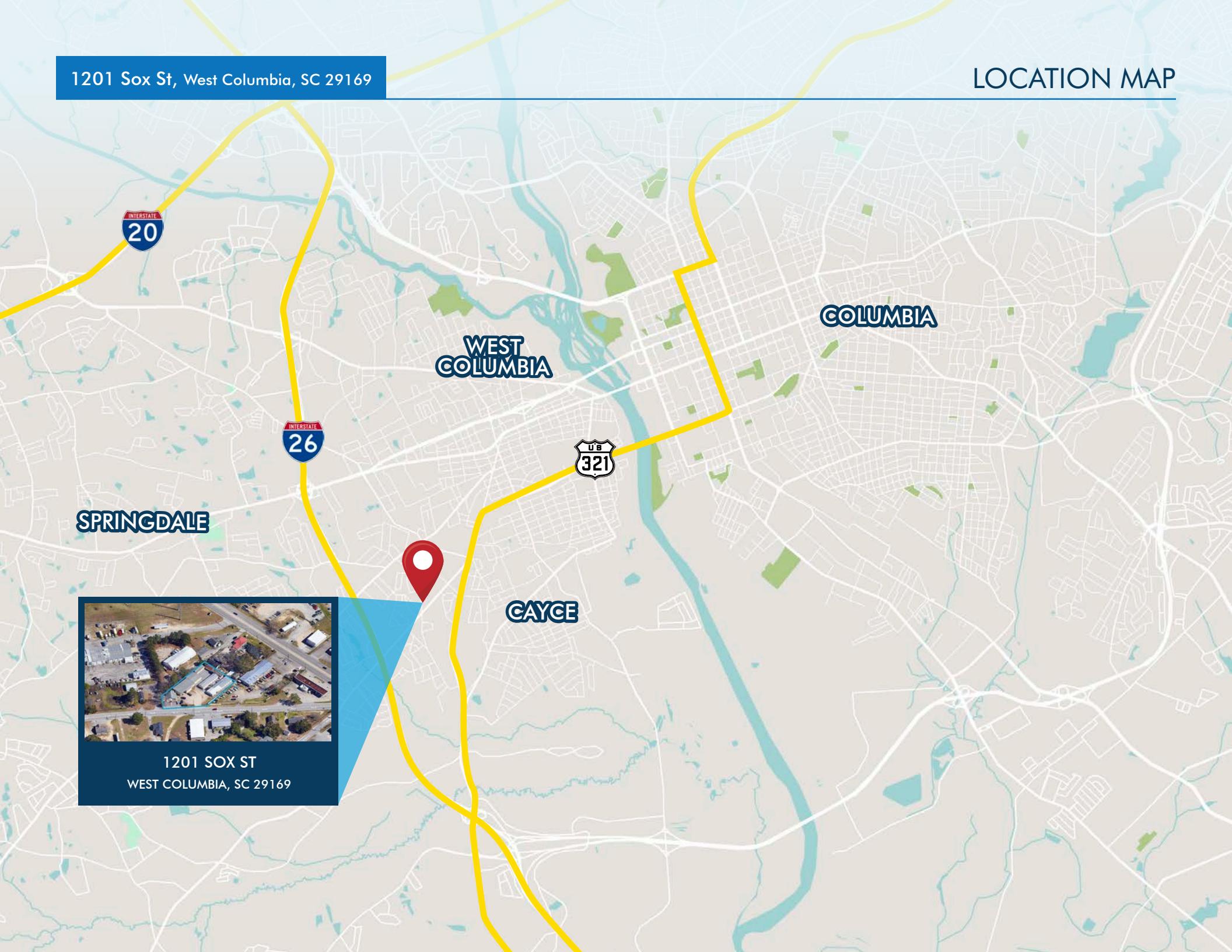
RENT ROLL	SF/UNIT	UNITS	TOTAL SF	PRICING/MONTH	\$/SF
5x7	35	4	140	\$45.00	\$15.43
5x8	40	4	160	\$45.00	\$13.50
5x10	50	2	100	\$50.00	\$12.00
8x8	64	9	576	\$50.00	\$9.38
7x10	70	10	700	\$56.00	\$9.60
8x12	96	6	576	\$84.00	\$10.50
10x10	100	2	200	\$65.00	\$7.80
10x12	120	17	2040	\$90.00	\$9.00
10x15	150	4	600	\$115.00	\$9.20
9x20	180	2	360	\$125.00	\$8.33
10x20	200	5	1000	\$120.00	\$7.23
26x9	234	1	234	\$105.00	\$5.38
20x19	380	1	380	\$75.00	\$2.37
Electrician 40x24	960	1	960	\$650.00	\$8.13
Church 34x34 + 5x7	1191	1	1191	\$690.00	\$6.95
Motorcycle Shop 45x40	1800	1	1800	\$600.00	\$4.00

RENTAL COMPS	5X10	10X10	10X20
Beltline	\$56.00	\$99.00	\$199.00
Public Storage	\$62.00	\$70.00	\$170.00
U-Haul	\$75.00	\$140.00	\$215.00



1201 Sox St, West Columbia, SC 29169

## LOCATION MAP





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## CONTACTS:

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