



# Chiefland Mini Storage

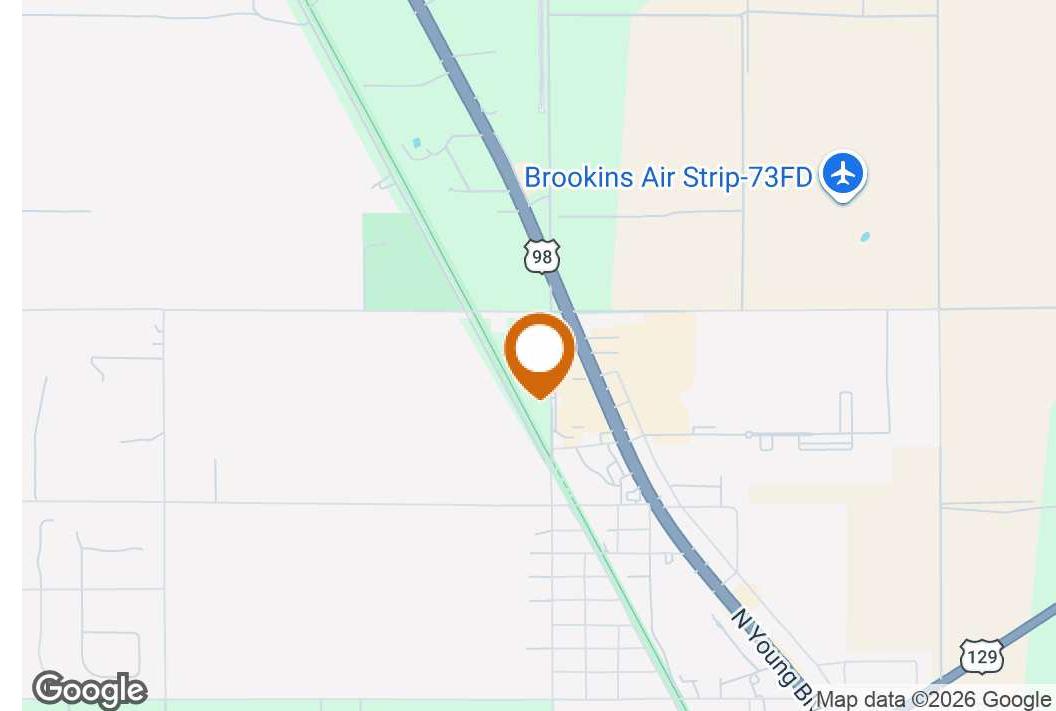
2150 NW 14th Street, Chiefland, Florida 32626

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greg@saundersrealestate.com



## EXECUTIVE SUMMARY



## Offering Summary

Sale Price:	\$475,000
Combined Building Size:	6,000 SF
Lot Size:	2.35 Acres
Number of Units:	71
Year Built:	1997
Renovated:	2001
PIN:	0072100100 0072100000
City:	Chiefland
County:	Levy
State:	Florida

## Property Overview

Chiefland Mini Storage offers the opportunity to purchase an operating self-storage business along with the real estate in a convenient, well-located area just off US-19. Positioned on a paved road directly behind Tractor Supply, the property is easy to access and well situated for continued demand.

The facility includes three buildings totaling approximately 6,000 square feet (2,400, 2,000, and 1,600 SF warehouses) with 71 storage units, including 23 - 5'x10' units and 48 - 10'x10' units. Two adjoining parcels totaling 2.35 acres provide room for future expansion or additional storage options.

Currently, 77% of the units are occupied, giving the buyer an 8% cap rate on their investment. Contact Greg Driskell for additional financial information.

## Property Highlights

- Mini-storage business and real estate
- 3 buildings / 71 storage units
- 2.35 acres for future expansion or additional storage

## LOCATION DESCRIPTION

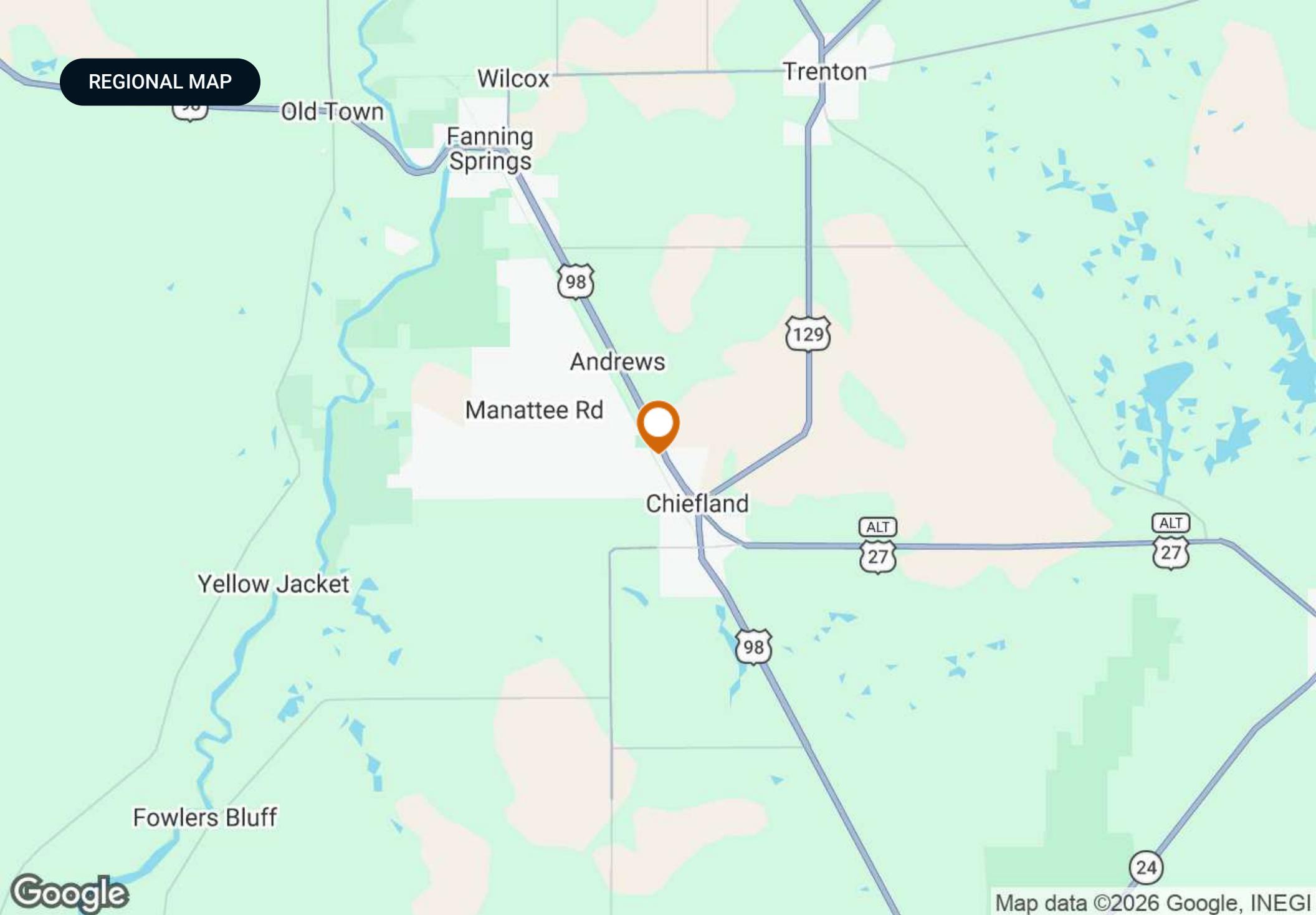


## Location Description

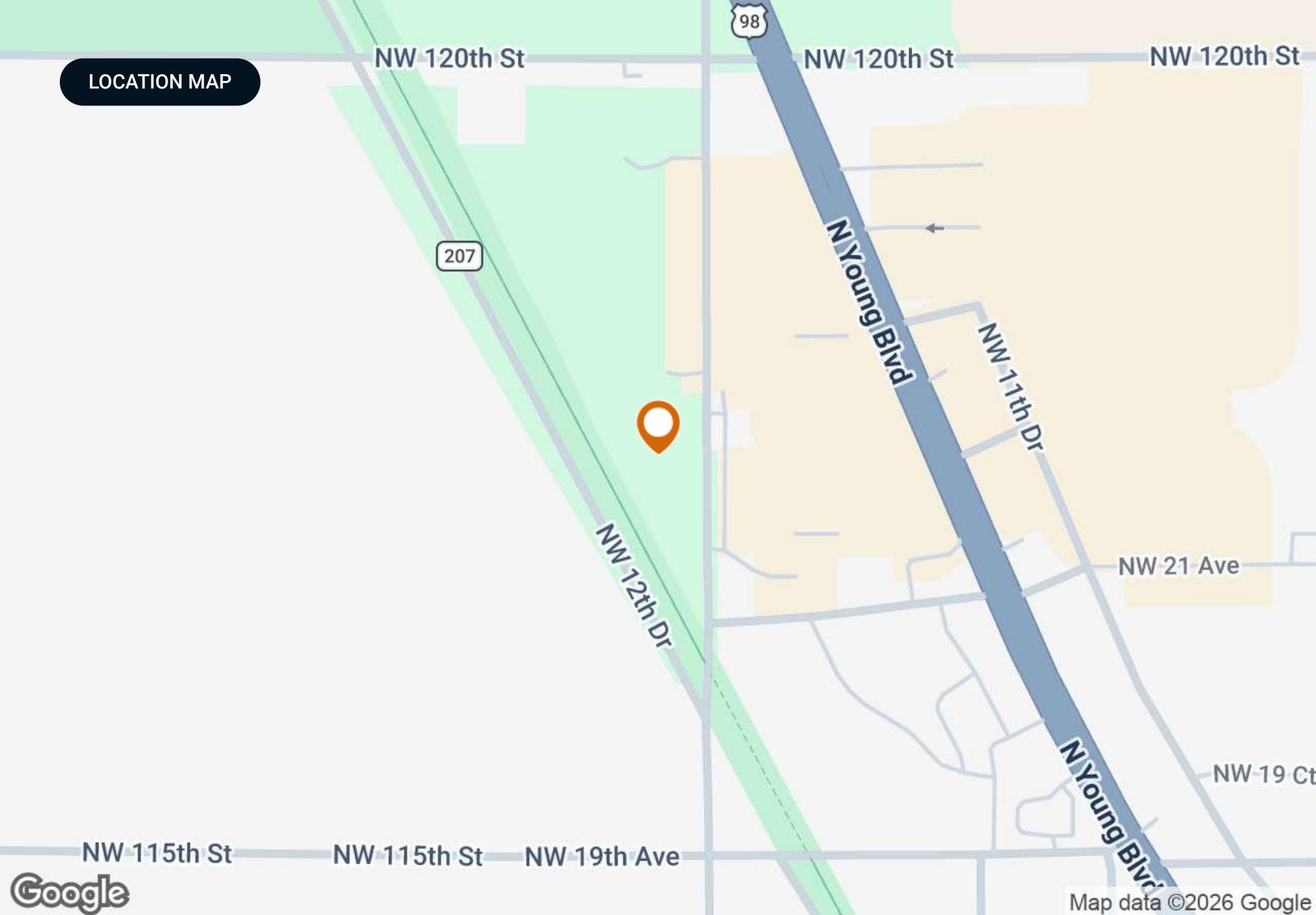
This location benefits from a convenient position just off US-19, one of the region's primary north-south corridors serving the Gulf Coast. US-19 provides direct connectivity to Gainesville, Crystal River, and the broader Nature Coast, supporting steady local and regional traffic.

This business sits near many of Chiefland's main retail and service centers. Its proximity to major transportation routes makes the location well suited for businesses that rely on visibility, accessibility, and efficient circulation.

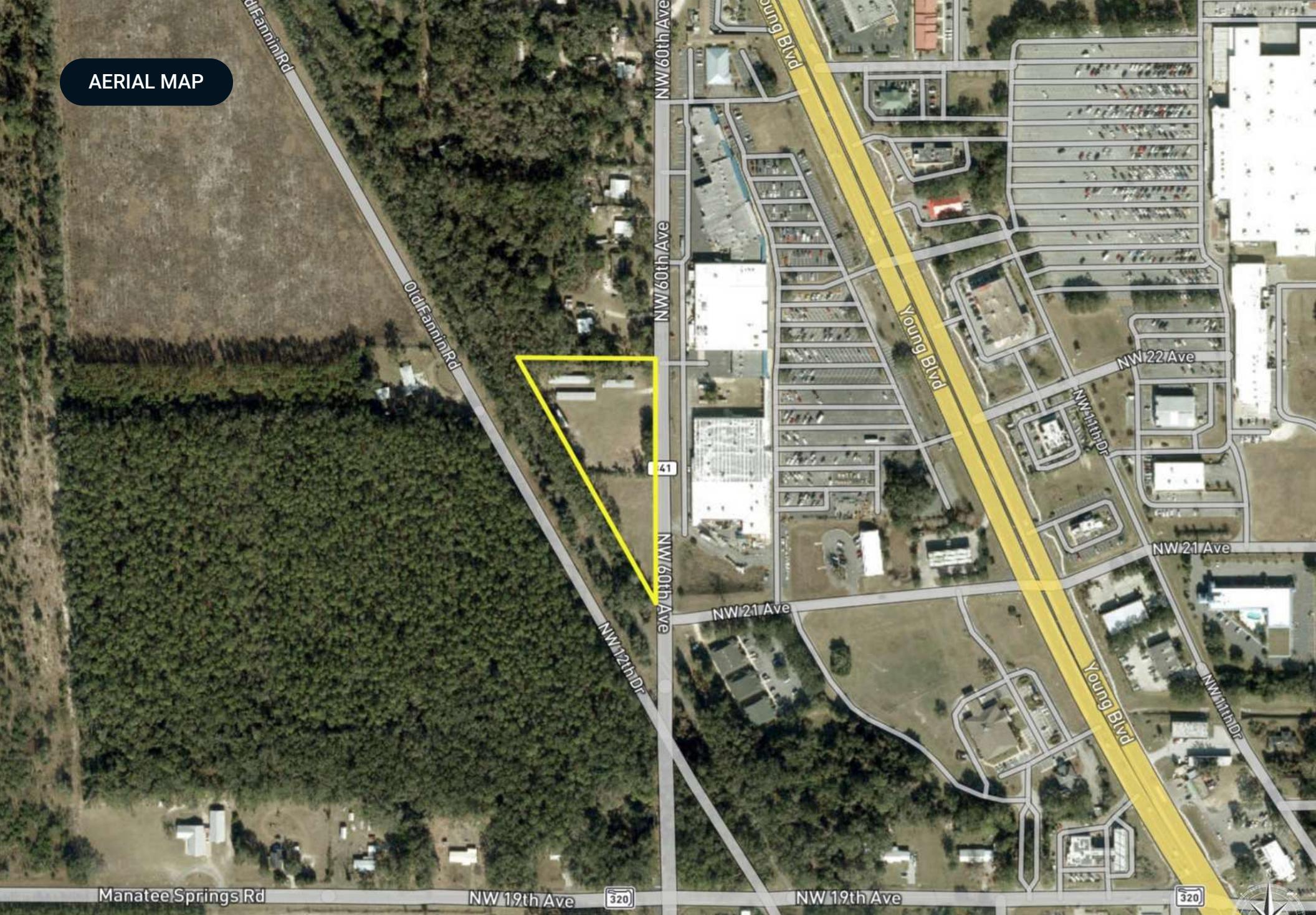
REGIONAL MAP



LOCATION MAP



## AERIAL MAP



## RETAILER MAP



## ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Greg Driskell, ALC

Senior Advisor

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## Professional Background

Greg Driskell, ALC is a Senior Advisor at Saunders Real Estate.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at [LegacyWildlife.com](http://LegacyWildlife.com).

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida, and is an Accredited Land Consultant (ALC) through the REALTORS® Land Institute (RLI). The ALC designation is earned by professionals who complete RLI's thorough education program and demonstrate a proven record of high-level land transactions, recognizing the most accomplished, the most experienced, and the highest performing land real estate experts across the country. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Hunting and Recreational Land
- Farms and Cropland
- Conservation Easements

## Memberships

- Accredited Land Consultant (ALC)
- REALTORS® Land Institute (RLI)



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