

# Self Storage Investment Opportunity

**LIST PRICE: \$1,450,000**



## Williston Storage



419 & 507 SE 6th Street  
Williston, FL 32696

### INVESTMENT HIGHLIGHTS

- Fully stabilized self-storage investment opportunity in Williston, FL
- 2 parcels with combined total of 1.4 acres
- 1 building with 8,750 GSF of single-story interior climate-controlled storage built in 2007
- 3 buildings totaling 5,125 GSF of fully-fenced warehouse space with an office, 2 bathrooms, electric rollup bay doors, electric hookups, and air compressors
- New metal roofs on Buildings 2 and 3; Building 2 has had exterior metal replaced
- Mini storage occupancy 96%+ with a waiting list
- Warehouse space has tenant in place with 3-year lease starting July 2025
- Remotely managed with keypad entry

### PROPERTY DETAILS

Total Rentable SF: 7,475

Year Built: 1977, 2003, 2007

Number of Units: 56

Acreage: 1.40



Presented by:

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