



# 4889 Country Club Road

Industrial Property **For Sale**

**Presented By:**

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# 4889 COUNTRY CLUB ROAD

INDUSTRIAL PROPERTY **FOR SALE**

## PROPERTY DESCRIPTION

Explore an outstanding investment opportunity with this  $\pm 13,150$  SF industrial property at 4889 Country Club Road. Featuring 77 rental units in 5 different sizes, this fully built-out self-storage facility offers immediate income potential. With a solid foundation for long-term growth, this property provides a compelling opportunity to capitalize on the demand for self-storage in this prime location.

## PROPERTY HIGHLIGHTS

- $\pm 13,150$  SF industrial property
- 77 rental units
- 5 different unit sizes
- Immediate income potential
- Prime location in Winston-Salem, NC

## OFFERING SUMMARY

Sale Price:	\$985,000
Lot Size:	0.97 Acres
Building Size:	$\pm 13,150$ SF
NOI:	\$60,000.00
Cap Rate:	6.1%

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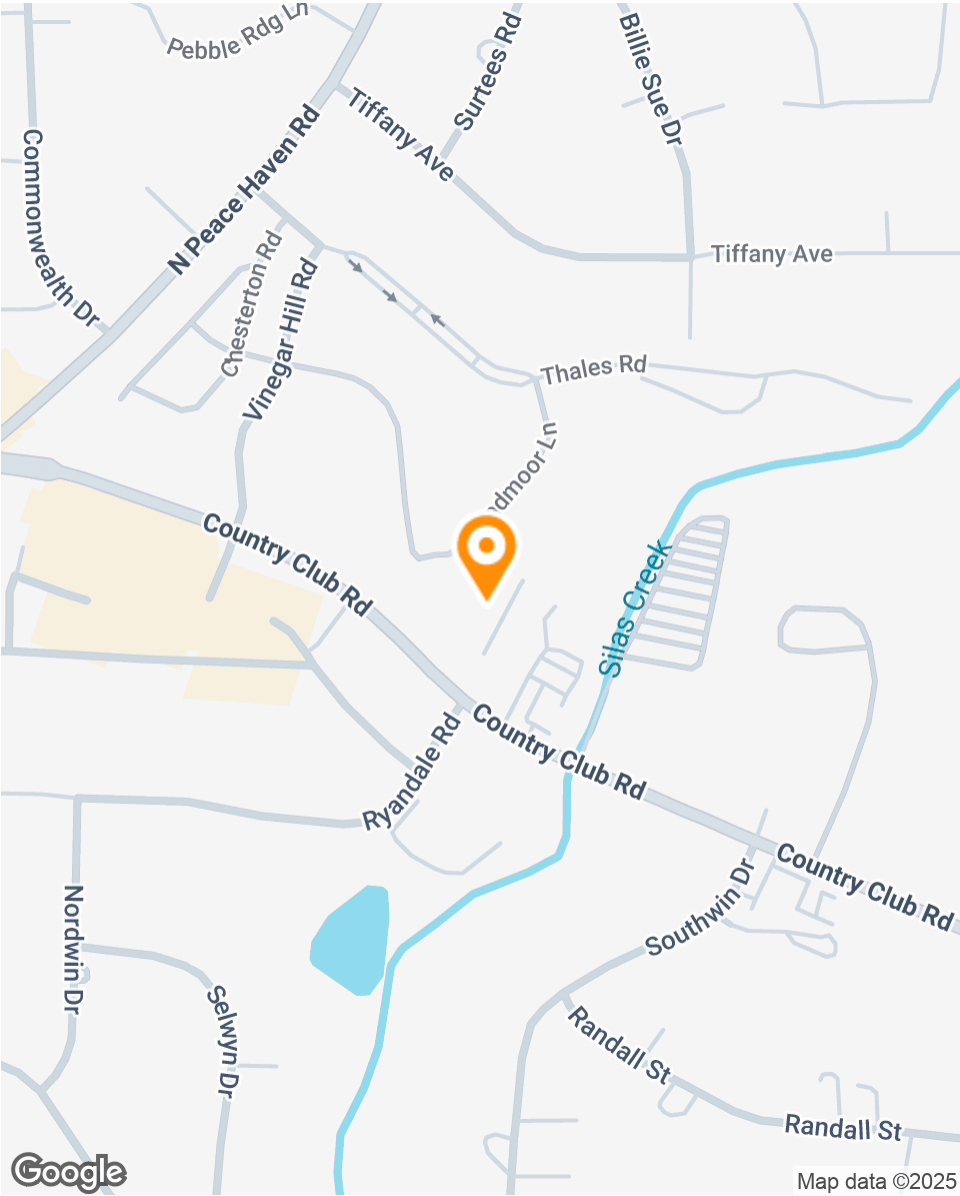
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UNIT LEVEL ANALYSIS

UNIT MIX		NET RENTABLE SF (NRSF)				
SIZE	NRSF	COUNT	TOTAL NRSF	CURRENT RATE (\$/MO)	POTENTIAL REVENUE	ANNUAL \$/SF
5 x 10	50	29	1,450	\$ 50.00	\$1,450.00	\$12.00
5 x 20	100	7	700	\$75.00	\$525.00	\$9.00
10 x 15	150	5	750	\$105.00	\$525.00	\$8.40
10 x 25	250	31	7,750	\$140.00	\$4,340.00	\$6.72
10 x 50	500	5	2,500	\$235.00	\$1,175.00	\$5.64
		<b>77</b>	<b>13,150</b>	<b>\$8,015.00 Monthly Max Revenue</b> <b>\$96,180.00 Annual Max Revenue</b>		

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	9,392	53,624	126,739
Median age	41	42	42
Median age (Male)	39	40	40
Median age (Female)	42	44	43
Total households	4,626	23,787	56,140
Total persons per HH	2	2.3	2.3
Average HH income	\$96,826	\$115,280	\$110,023
Average house value	\$295,706	\$362,832	\$358,460

## LOCATION SUMMARY

Asking Price	\$985,000
Land Area	0.97
Number of Units	77
Building Area	±13,150
Price/NRSF	\$74.90
Unit Occupancy	90%
Average Annual NOI	\$60,000

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## PROPERTY INFORMATION

Property Type	Self Storage
CBSA	Winston-Salem
County	Forsyth
Parcel ID	6805-31-3901
Building Size	±13,150 SF
Number of Buildings	2
Number of Units	77
Year Built	1989
Exterior Walls, Framing & Roof	Metal
Foundation	Concrete
Drive Aisles	Paved
Security	Perimeter Fencing & Cameras
Entry	Gated w/ Keypad Access
Expansion Room	None
Leasing Office	None
Gate Management	Palgate

**SALE PRICE:** \$985,000

WINSTON-SALEM, NC

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COMMERCIAL REAL ESTATE



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