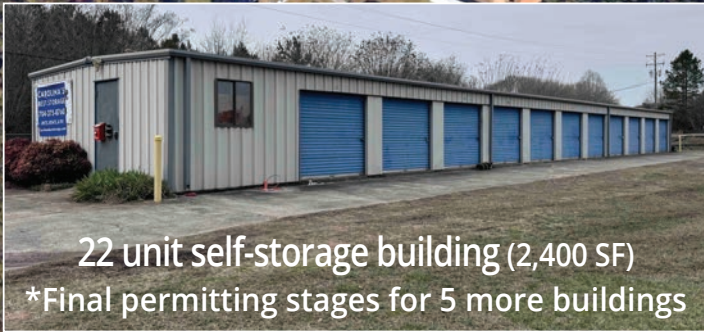


SELF STORAGE & RV / BOAT PARKING FOR SALE



24 parking spots for 35' vehicles (±0.84 AC)



22 unit self-storage building (2,400 SF)
*Final permitting stages for 5 more buildings



OFFERED EXCLUSIVELY BY
ISAAC HARROW
Broker
O: 704.882.1700 ext. 220 M: 828.320.1986

201 WHITE JENKINS RD.
BESSEMER CITY, NC 28016

LOT 1 | \$525,000 / ±1.2 ACRES
LOT 2 | \$225,000 / ±0.84 ACRES



PROPERTY OVERVIEW

201 White Jenkins Rd. offers a prime storage unit facility for an investor looking for an amazing opportunity! This property boasts secure units, convenient location, and a steady income stream. Explore the potential for solid returns in the thriving storage industry. Don't miss out on this lucrative real estate venture! This storage facility sits on a little over 1 acre and includes 22 units with opportunity for further growth. In addition to the acre lot, an additional .84 lot can be included in this purchase. Opportunity for someone to take over and immediately expand the operation without going through approval processes.

PROPERTY HIGHLIGHTS

- Lot 1: ±1.2 ac w/ 22 unit self-storage building (2,400 sf)
Currently over 75% occupancy
- Final permitting stages for 5 more buildings bringing total unit count to 87
- 8 -10 Boat/RV parking spots on rear property line
- Lot 2: ±0.84 ac Boat/RV Storage, Fenced in with large gate
Site can accommodate approximately 24 parking spots for 35' vehicles. Currently 6 spots are rented
- Both properties can be sold separately or together
- Great value add opportunity if built out & rental potential maximized

AERIAL VIEW



ZONING MAP



PROPERTY DETAILS



201
White Jenkins Rd.
Bessemer City, NC 28016



Parcel IDs
217604, 217605



Sale Price
Lot 1: \$525,000 / 2,400 SF
Lot 2: \$225,000 / ± 0.84 AC



Available
Lot 1: 1.2 acres with 22 unit self-storage building (2,400 sf)
Lot 2: ± 0.84 acres Boat/RV Storage, Fenced in w/ large gate 24 parking spots for 35' vehicles Currently 6 spots rented



Property Tye
Commercial | Land



Population (2024) 5 Mile
62,221



Households (2024) 5 Mile
24,499



Median Household Income
\$42,163

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MOSER
COMMERCIAL REAL ESTATE

PROPERTY UPDATES

Current Facility Operations

- Generating Over **\$2,500/month**
(100% of tenants enrolled in autopay, ensuring stable and predictable revenue)

Planned Expansion & Build-Out

- Approved expansion plan includes
**6 buildings, 87 total storage units
plus 8-10 RV/boat parking spaces**

Build-out cost: *Approximately* **\$176,000**

- Project permits waiting on final approval will ensure this gets approved for new buyer
- All technology & operational integrations planned and in place

Security & Infrastructure Improvements

- New development significantly improves property security

Marketing & Branding Investments

- Active Google marketing/advertising

Ancillary Revenue Streams

- Approved U-Haul dealer with current fleet of 2 trucks *(Generating \$150-\$200 per month)*

***Opportunity to expand to additional trucks & trailers**



LOCATION OVERVIEW





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201 White Jenkins Rd., Bessemer City, NC | SELF STORAGE & RV BOAT PARKING | FOR SALE