

374 ROOSEVELT TRAIL
NAPLES, ME 04055



ROOSEVELT SELF STORAGE

Turnkey Investment Opportunity



**FOR
SALE**

**CONFIDENTIAL INVESTMENT
OPPORTUNITY**

37,500± RSF on 5.27± Acres

PROPERTY FEATURES

CONFIDENTIAL
INVESTMENT
OPPORTUNITY

- Class A facility recently constructed and opened
- Prime location near busy recreational areas in Raymond, Harrison, Casco and Naples
- 24-hour secure gated access
- 211 drive-up accessible units in 6 buildings
- Online rental and bill pay
- Already 50% occupied
- Potential NOI \$280,276



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COMMERCIAL REAL ESTATE



SALE INFORMATION

PROPERTY ADDRESS	374 Roosevelt Trail Naples, ME 04055
PROPERTY TYPE	Commercial Investment Storage Facility
TAX MAP	U10,001,A
SF	37,500± Rentable Square Feet
LOT SIZE	5.27± Acres
YEAR BUILT	2023/2024
STORIES	1
UNITS	211 units total (64) 10x10 units (48) 10x15 units (40) 10x20 units (47) 10x25 units (10) 10x30 units
PARKING	Ample
DEED REFERENCE	Book 38743, Page 44
TAXES	\$16,675.50 (2024)
ASSESSED VALUES	\$ 303,379 Land \$1,382,163 Buildings \$ 1,685,538 Total
PRICE	\$3,900,000
BROKER	Thomas Gadbois

CONTACT



THOMAS GADBOIS
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207.409.8339



UNIT PRICING

UNIT SIZE	NUMBER	PRICE	TOTAL MONTHLY INCOME POTENTIAL
10'x10'	64	\$95	\$6,080
10'x15'	48	\$125	\$6,000
10'x20'	40	\$145	\$5,800
10'x25'	47	\$170	\$7,990
10'x30'	10	\$225	\$2,250
TOTAL			\$31,250

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**LEASED UNITS
MONTHLY INCOME**

BUILDING 1			BUILDING 2			BUILDING 3			BUILDING 4			BUILDING 5			BUILDING 6		
Unit#	Size	Price	Unit#	Size	Price	Unit#	Size	Price	Unit#	Size	Price	Unit#	Size	Price	Unit#	Size	Price
101	10X25		201	10X10		301	10X10	\$95	401	10X10		501	10X10		601	10X25	
102	10X25	\$170	202	10X30		302	10X30	\$225	402	10X30	\$225	502	10X30	\$225	602	10X25	
103	10X25	\$170	203	10X30	\$225	303	10X30		403	10X30	\$225	503	10X30	\$225	603	10X25	
104	10X25	\$145	204	10X30	\$225	304	10X30	\$225	404	10X30	\$225	504	10X30	\$225	604	10X25	
105	10X25	\$170	205	10X15	\$125	305	10X15	\$125	405	10X15	\$125	505	10X15		605	10X25	
106	10X25	\$170	206	10X15		306	10X15	\$125	406	10X15		506	10X15		606	10X25	
107	10X25	\$185	207	10X15		307	10X15	\$113	407	10X15		507	10X15		607	10X25	
108	10X25	\$170	208	10X15	\$135	308	10X15		408	10X15		508	10X15	\$125	608	10X25	
109	10X25	\$170	209	10X15		309	10X15		409	10X15		509	10X15		609	10X25	
110	10X25	\$170	210	10X15	\$125	310	10X15	\$125	410	10X15		510	10X15		610	10X25	
111	10X25	\$170	211	10X10	\$95	311	10X10	\$95	411	10X10		511	10X10		611	10X25	
112	10X25	\$170	212	10X10	\$100	312	10X10	\$95	412	10X10		512	10X10		612	10X25	
113	10X25		213	10X10	\$95	313	10X10	\$95	413	10X10		513	10X10		613	10X25	
114	10X25		214	10X10	\$100	314	10X10	\$95	414	10X10		514	10X10		614	10X25	
115	10X25		215	10X10		315	10X10	\$95	415	10X10		515	10X10		615	10X25	
116	10X25		216	10X10	\$100	316	10X10		416	10X10		516	10X10		616	10X25	
117	10X25		217	10X10	\$95	317	10X10	\$95	417	10X10		517	10X10		617	10X25	\$170
118	10X25		218	10X10	\$95	318	10X10		418	10X10		518	10X10		618	10X25	
119	10X25		219	10X10	\$95	319	10X10		419	10X10		519	10X10	\$95	619	10X25	
120	10X25		220	10X10	\$95	320	10X10	\$95	420	10X10		520	10X10	\$95	620	10X25	
121	10X25		221	10X10	\$95	321	10X10	\$95	421	10X10		521	10X10	\$100	621	10X25	
122	10X25		222	10X10	\$95	322	10X10	\$95	422	10X10	\$95	522	10X10		622	10X25	
123	10X25	\$185	223	10X10	\$95	323	10X10	\$95	423	10X10		523	10X10	\$100	623	10X25	\$170
			224	10X20	\$145	324	10X20	\$145	424	10X20	\$145	524	10X20		624	10X25	\$185
			225	10X20	\$145	325	10X20	\$145	425	10X20		525	10X20	\$145			
			226	10X20		326	10X20	\$145	426	10X20		526	10X20	\$145			
			227	10X20	\$145	327	10X20	\$145	427	10X20		527	10X20				
			228	10X20	\$145	328	10X20	\$145	428	10X20	\$145	528	10X20				
			229	10X20		329	10X20		429	10X20		529	10X20				
			230	10X20	\$145	330	10X20	\$145	430	10X20		530	10X20	\$145			
			231	10X20	\$145	331	10X20		431	10X20	\$145	531	10X20				
			232	10X20	\$145	332	10X20		432	10X20		532	10X20				
			233	10X20		333	10X20	\$145	433	10X20		533	10X20	\$145			
			234	10X15	\$125	334	10X15	\$125	434	10X15		534	10X15				
			235	10X15	\$125	335	10X15		435	10X15		535	10X15	\$125			
			236	10X15		336	10X15		436	10X15		536	10X15	\$125			
			237	10X15		337	10X15		437	10X15		537	10X15	\$125			
			238	10X15		338	10X15		438	10X15		538	10X15	\$125			
			239	10X15	\$125	339	10X15		439	10X15		539	10X15				
			240	10X10	\$100	340	10X10	\$95	440	10X10		540	10X10	\$100			
			241	10X10	\$95	341	10X10		441	10X10		541	10X10				
TOTAL		\$2,045			\$3,575			\$3,218			\$1,330			\$2,370			\$525





FINANCIAL

INCOME	2024 EST	POTENTIAL PROFORMA
Gross Rent	\$157,716	375,000
EXPENSES		
Tax	\$16,675	\$16,675
CMP	\$2,325	\$2,325
Internet	\$900	\$900
Snow/Lawn	\$15,000	\$15,000
Pest	\$1,500	\$1,500
Surveillance	\$1,644	\$1,644
MGT 5%	\$18,750	\$18,750
10% Vacancy		\$37,500
EXPENSES TOTAL	\$56,794	\$92,619
NOI	\$100,922	\$280,276

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CONFIDENTIAL INVESTMENT OPPORTUNITY

AREA MAP

Nearby Businesses & Attractions

- Dunkin Donuts
- Amati Day Spa
- Aubuchon Hardware
- The Galley Restaurant & Pub
- Naples Variety
- The Big Apple
- American Legion
- Legion Recreational Complex
- Gardner Tree Services
- Brandy Pond
- Moose Landing Marina
- Naples Causeway
- Long Lake

 Subway
Limited Time
\$6.99 Meal Deal



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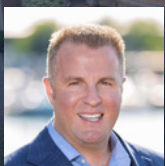
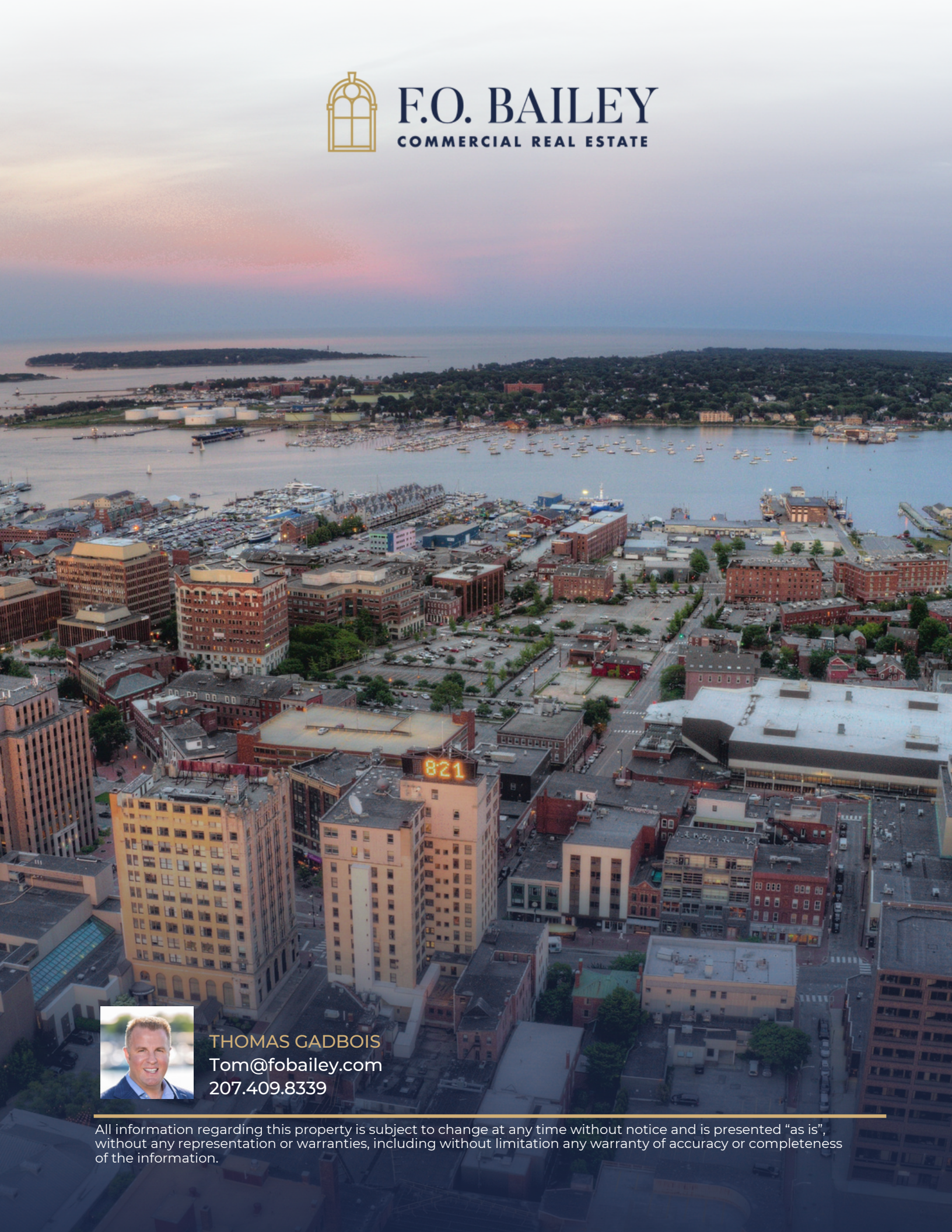
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