

SALE

ARCHER MINI STORAGE

16881 SW Archer Road Archer, FL 32618



PROPERTY DESCRIPTION

Located 25 miles west of Gainesville, Archer Mini Storage features 153 self-storage units and 29 Boat/RCV parking spaces on two parcels totaling 2.51 acres. With the adjacent 5.01 acres of vacant land also available for sale for an additional \$200,000, expansion of units is possible.

PROPERTY HIGHLIGHTS

- 16,440 SF industrial buildings
- Built in 1999, renovated in 2003
- Zoned I - Industrial
- Prime location in Archer area
- Easy access to Gainesville, Archer and other surrounding communities
- Easy access to highway
- Possibility for growth with purchase of additional two acres

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	2.51 Acres
Building Size:	16,440 SF
Zoning:	I
# of Buildings:	6
# of Units:	182
Year Built/Renovated:	1999/2003
Foundation:	Concrete
Framing:	Steel
Exterior Walls:	Modular / Pre Finished Metal
Roof:	Modular Metal
Fencing:	Chain Link
NOI:	\$122,772.39
Cap Rate:	7.22%

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M.M. PARRISH REALTORS

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SIZE	Area	Monthly Rate	Weekly Rate	Total Units	Occupied	Vacant
TYPE: Parking						
12x0	0	\$ 90.00	\$ 20.77	12	5	7
12x40	480	\$ 90.00	\$ 20.77	17	3	14
				29	8	
TYPE: Self Storage						
5x7	35.065.00	\$ 65.00	\$ 43.80	40	35	5
4x15	60.065.00	\$ 65.00	\$ 15.00	3	2	1
15x4	60.065.00	\$ 65.00	\$ 15.00	2	2	0
6x15	90.075.00	\$ 75.00	\$ 43.80	65	63	2
6x15	90.0120.00	\$ 120.00	\$ 27.69	1	1	0
8x12	96.0100.00	\$ 100.00	\$ 23.08	1	1	0
10x15	150.0165.00	\$ 165.00	\$ 38.08	13	12	1
12x15	180.0195.00	\$ 195.00	\$ 120.00	15	14	1
12x22	264.0225.00	\$ 225.00	\$ 120.00	1	1	0
12x30	360.0325.00	\$ 325.00	\$ 75.00	8	8	0
Subtotals				149	139	10

NOTE: Unrentable units are not included (owner occupied)

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INCOME SUMMARY

GROSS INCOME

\$161,206

EXPENSES SUMMARY

Property Taxes	\$23,425
Property Insurance	\$9,905
Lawn Maintenance	\$1,900
Pest Control	\$484
Security	\$317
Utilities (electric, propane, water)	\$2,403

OPERATING EXPENSES

\$38,434

NET OPERATING INCOME

\$122,772

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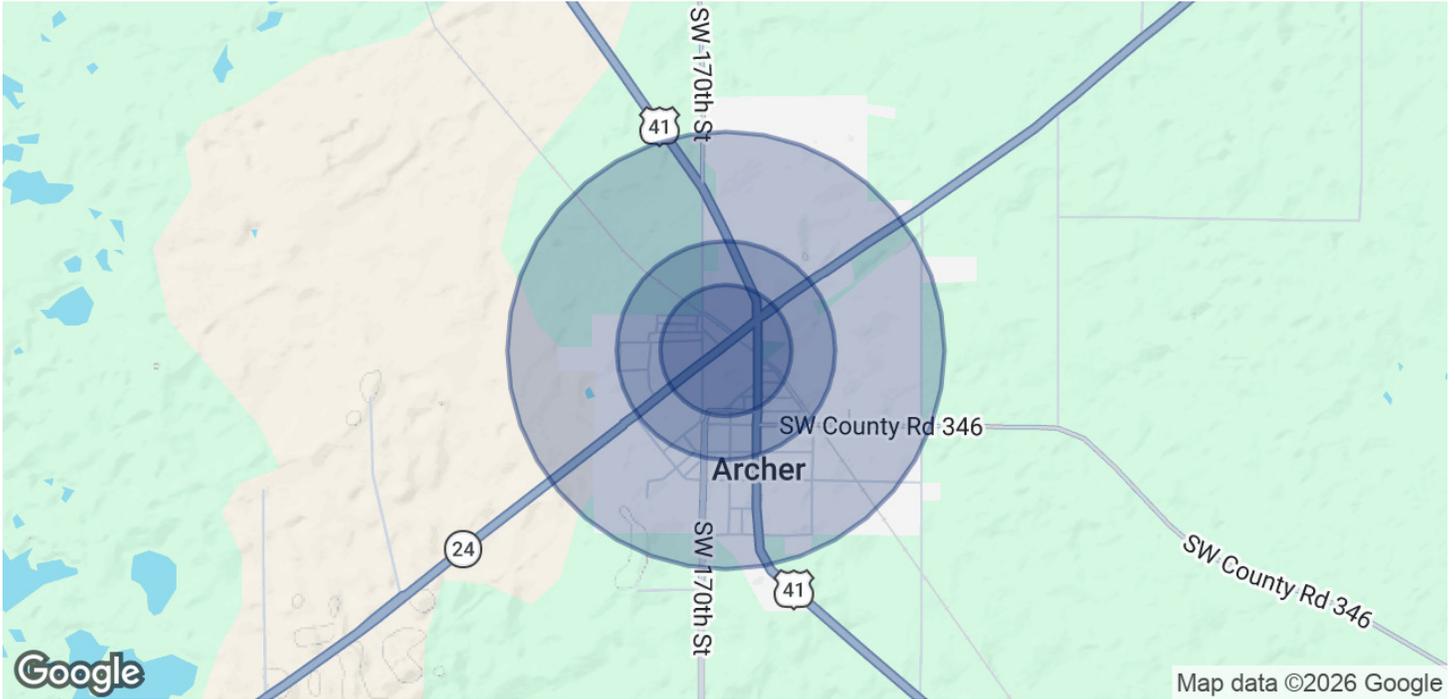


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	109	447	1,073
Average Age	42	41	41
Average Age (Male)	41	39	39
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	175	421
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$116,071	\$93,646	\$91,254
Average House Value	\$276,667	\$274,524	\$278,966

TRAFFIC COUNTS

8,300/day

Demographics data derived from AlphaMap

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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

