

# SELF STORAGE & RV / BOAT PARKING FOR SALE



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**

**\$499,000 / 8% cap rate**

**±1.2 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

- ±1.2 ac w/ 22 unit self-storage building (2,400 sf)
- Final permitting stages for 5 more buildings bringing total unit count to 87
- 8 -10 Boat/RV parking spots on rear property line
- Offered at an 8% cap rate
- 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 ID**  
217604



**Sale Price**  
\$499,000 / 8% Cap Rate



**Available**  
1.2 acres with  
22 unit self-storage  
building (2,400 sf)



**Property Tye**  
Commercial | Land



**Population (2025) 5 Mile**  
62,221



**Households (2025) 5 Mile**  
24,499



**Median Household Income**  
\$42,163

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**MOSER**  
COMMERCIAL REAL ESTATE

# LOCATION OVERVIEW







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