

# SELF-STORAGE FACILITY FOR SALE

A MODERN INVESTMENT OPPORTUNITY  
A NEWLY BUILT (2023) SELF-STORAGE  
FACILITY DESIGNED FOR PROFITABILITY AND  
LOW MAINTENANCE. CONVENIENTLY  
LOCATED ON JUST OVER AN ACRE, THIS  
TURNKEY INVESTMENT OFFERS CUTTING-  
EDGE FEATURES AND EXCELLENT GROWTH  
POTENTIAL.

## PROPERTY HIGHLIGHTS

### ✓ Two Spacious Buildings (Total: 9,000 sq. ft.)

- Each building: 4,500 sq. ft.
- 60 Units Total:
  - 20 units (10x15)
  - 20 units (10x10)
  - 20 units (10x20)



### ✓ State-of-the-Art Amenities

- Fully automated with secure access codes
- 24-hour online reservations & bill pay
- Digital video surveillance for security
- Drive-up access for convenience
- Onsite security for peace of mind



### ✓ Strong Occupancy & Growth Potential

- 26 units already rented as of listing day
- Prime location with high demand

## WHY INVEST?

- ✓ Low-maintenance & high-tech-seamless operation
- ✓ Steady income stream with strong rental demand
- ✓ Minimal overhead costs with modern automation

## CONTACT US TODAY!

Don't miss this profitable, self-sufficient investment.  
Call now for details or to schedule a tour!



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**RE/MAX Choice**