

Self Storage Investment Opportunity



Manatee Storage and Workshops

1326 37th Avenue E
Bradenton, FL 34208

LIST PRICE: \$3,250,000

INVESTMENT HIGHLIGHTS

- Stabilized Self Storage Facility on 4.51 acres in Bradenton, FL
- Consistently stays full with a waiting list
- Six 6,000 GSF concrete block buildings totaling 36,000 GSF of Drive-up self-storage and 119 units
- Unfinished Office space can be converted into 4 additional 12x25 units
- Additional land for expansion with zoning in place to allow for traditional mini storage as well as commercial warehouse/workshops
- 590' of frontage along 15th St E with over 11,300 cars per day
- Excellent demographics with population over 103,400 in 3 miles and AHHI of \$69,325
- Upside with professional management and marketing
- Rental rates determined based on use type (personal, business, workshop), creating additional upside with rate management

PROPERTY HIGHLIGHTS

Units: 119
GSF: 36,000
Acres: 4.51+/-

Presented by:

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