

4588 New School Road, Blackshear, GA 31516**List Price: \$475,000****Active/ML#: 1660063**

Property Type:	Commercial	Sub Type:	Commercial Sale
Main Area:	PI: Pierce County	County:	Pierce
CCR:	No	Subdivision:	No Recorded Subdivision
SqFt Total:	7,240	SqFt Src:	Tax Assessor
# Stories:		Yr Built:	1997
Construction:	Metal		
Building Feat:	Expansion Avail		

Take a look at this great storage facility as your next COMMERCIAL INVESTMENT!! There are 3 nice metal buildings with 53 storage rooms, each with a rollup door. Units vary in size. 5x10 (8), 10x10 (30), 10x20 (12) and 10x20 with rollup doors at front and back (3). Additionally there are 10 outdoor parking spaces which are 12x45 and can be rented to store campers, boats, etc for a total of 63 RENTABLE SPACES. There is room for expansion if you would want to build more. All is fenced around with a nice chain link fence approx. 6 ft. high. The buildings are in good shape and the property is clean and well managed. A security light is present and current owners have cameras. You will be conveniently located between the towns of Blackshear and Patterson, drawing customers from both towns and the many new homes that are being built in the area. Don't miss this opportunity for an investment that is ready to go from day one with tenants already in place.



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