

SELF STORAGE W/ REAL ESTATE FOR SALE



RHS SELF STORAGE

5885 HAUGHN RD.

GROVE CITY, OH 43123

REAL ESTATE FOR SALE: \$4.4 MIL

SOKOL
& ASSOCIATES

SOKOL
REALTY

REAL ESTATE

DESCRIPTION

- **RHS SELF STORAGE PRESENTS A COMPELLING INVESTMENT OPPORTUNITY IN THE THRIVING SELF-STORAGE INDUSTRY. SITUATED ON 5+ ACRES WITH HIGHWAY VISIBILITY JUST BEFORE THE RT. 665 EXIT ON I-71 SOUTH, THIS 22,800 SQUARE FOOT FACILITY OFFERS A STRATEGIC LOCATION FOR EXPOSURE.**
- **BUILT IN 1985, THE PROPERTY FEATURES DURABLE ALL-STEEL CONSTRUCTION AND PAVED ROADS. CURRENTLY, IT PROVIDES 160 STORAGE UNITS AND 138 PARKING SPACES, TOTALING 298 RENTABLE SPACES, CATERING TO VARIOUS STORAGE NEEDS.**
- **WITH DRIVE-UP ACCESS AND A SECURITY GATE, TENANTS ENJOY CONVENIENCE AND SECURITY. THE PROPERTY IS EQUIPPED WITH SECURITY CAMERAS AND AN ELECTRONIC GATE WITH ALARM SYSTEMS, ENSURING SAFETY.**
- **LARGE RV PARKING SPACES FURTHER ENHANCE THE PROPERTY'S APPEAL AND REVENUE POTENTIAL. ADDITIONALLY, AN EXISTING UNDERGROUND STORMWATER CATCH BASIN FOR EXPANSION SAVES ON CONSTRUCTION COSTS, ESTIMATED AT OVER \$100,000.**
- **RHS SELF STORAGE OFFERS A SOLID INVESTMENT OPPORTUNITY WITH EXISTING INFRASTRUCTURE, EXPANSION POTENTIAL, AND STRATEGIC LOCATION, CATERING TO THE GROWING DEMAND FOR STORAGE SOLUTIONS. MOREOVER, BOASTING AN IMPRESSIVE 95% OCCUPANCY RATE AND CONSISTENTLY GENERATING A NET CASH FLOW SURPASSING \$200,000, IT STANDS AS A LUCRATIVE VENTURE IN THE SELF-STORAGE INDUSTRY.**

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REAL ESTATE INFORMATION

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Address	5885 Haughn Rd. Grove City, OH 43123
Location	Directly off of HW 71
Lot Size	5.33 Acres
Real Estate Size	2 Self Storage Buildings = 22,800 Sq Ft. 1 = 12,000 Sq Ft 2 = 10,800 Sq Ft Office building
Taxes	\$30,000 Annually



PROPERTY SUMMARY



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PARCEL # 040-010580

5.33 ACRES

ZONED: C

PROPERTY TYPE - SPECIALTY

SUBTYPE - SELF STORAGE

YEAR BUILT: 1985

PARKING SPACES:

- 12X15 = 8
- 10X12 = 5
- 12X20 = 11
- 10X25 = 2
- 12X22 = 4
- 12X25 = 33
- 12X28 = 4
- 12X30 = 13
- 13X30 = 2
- 12X35 = 8
- 12X40 = 45
- 15X55 = 2

SELF STORAGE UNITS:

- 5X5 = 6
- 5X10 = 11
- 5X15 = 10
- 10X10 = 31
- 10X15 = 72
- 10X20 = 30
- 12X25 = 1
- 20X15 = 1
- 30X30 = 1

TOTALS

PARKING SPACES: 137
STORAGE UNITS: 163



EXPANSION PLAN



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COMPLETED ARCHITECTURAL PLANS FOR GROVE CITY BUILDING APPROVAL.

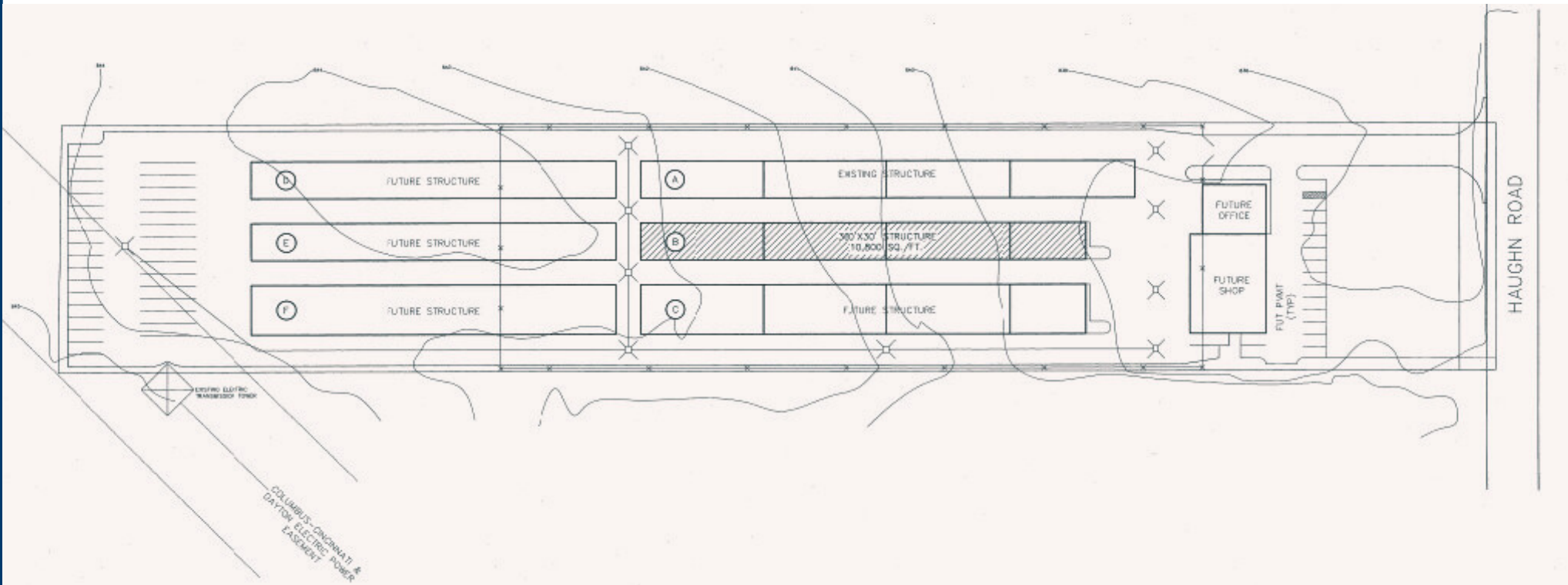
UNDERGROUND STORMWATER CATCH BASIN ALREADY INSTALLED. SAVING CONSTRUCTION COSTS ESTIMATED AT OVER \$100,000

NEW OFFICE & SHOP

ADDING FOUR NEW STORAGE BUILDINGS:

- EACH NEW BUILDING WILL ACCOMMODATE 85 STORAGE SPACES.
- TOTAL ADDITION: 340 NEW STORAGE SPACES.
- TOTAL RV PARKING SPACES TO BE INCREASED TO 30.
- RENTABLE STORAGE AND PARKING SPACES WILL BE INCREASED BY 370, ADDING TO THE PRESENT 163 STORAGE SPACES.

NEW TOTAL: 533 STORAGE UNITS. 30 RV PARKING SPOTS.



LOCATION MAP



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SURROUNDING POINTS OF INTEREST

Restaurants

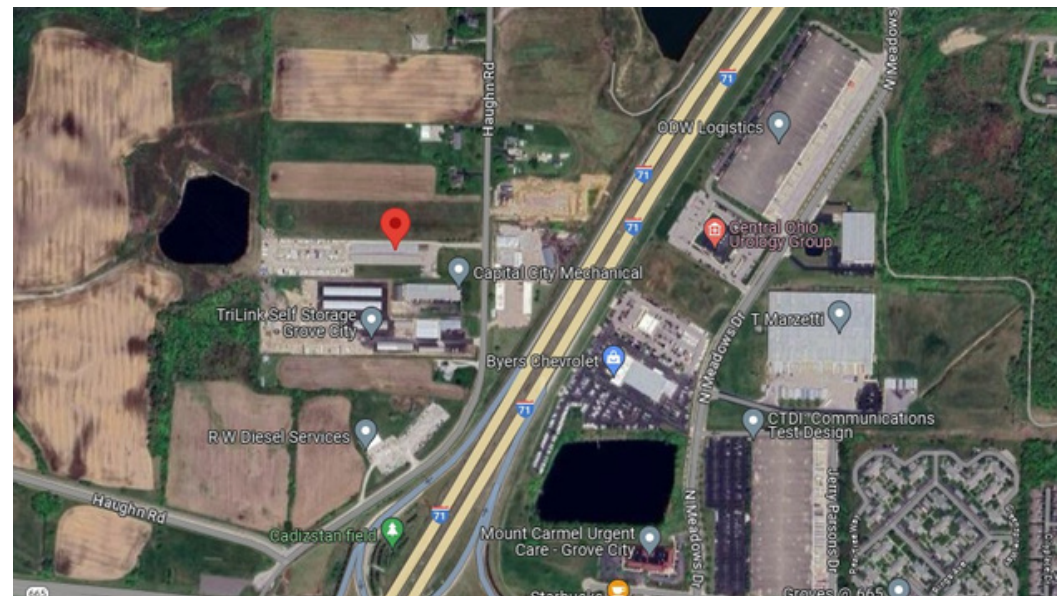
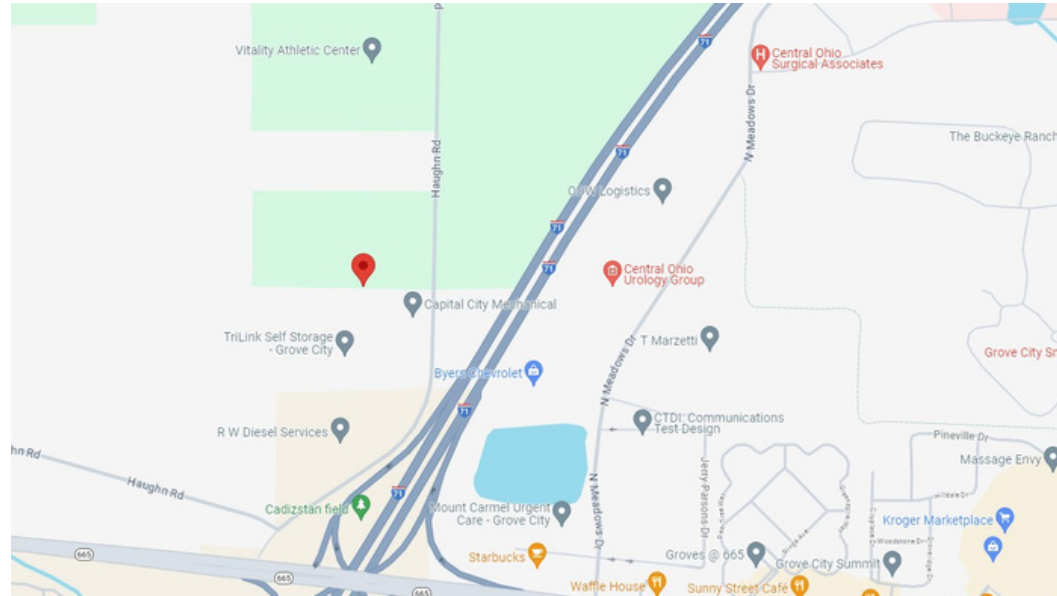
Retail

Hospitals

Developments

Residential

Thoroughfare



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ADDITIONAL PHOTOS

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CONTACT US

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