

# KELLY ROAD MINI STORAGE

204 Kelly Rd, Niceville, FL 32578

INDUSTRIAL PROPERTY FOR SALE

**TAYLOR**ALLEN  
PROPERTIES

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	19,650 SF
Number of Units:	196
Price / SF:	\$40.66
Cap Rate:	6.08%
NOI:	\$48,552
Zoning:	C-2 City of Niceville
Submarket:	West Niceville

## PROPERTY OVERVIEW

Discover a prime investment opportunity with this impressive property in Central Okaloosa County, FL. Boasting a well-maintained 19,650 SF self storage complex boasting 196 units, this facility offers ample space for a thriving Self Storage business. Built in 1998 and thoughtfully renovated in 2005, the property is designed to meet the diverse needs of tenants. Zoned C-2 by the City of Niceville, this strategically located asset presents an ideal setting for an Industrial / Self Storage investor seeking a robust and lucrative opportunity in this thriving market. With its strategic location, this property is poised to deliver significant returns for savvy investors.

## PROPERTY HIGHLIGHTS

- 196 units @ 100% occupied = \$155,520 annual gross rents
- 1.4 Acres of space
- 19,650 SF leasable within 16 structures

### For More Information:

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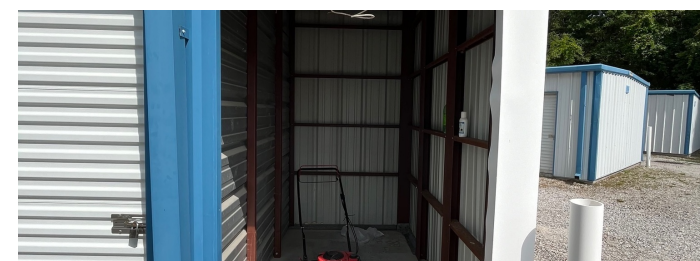
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## ADDITIONAL PHOTOS

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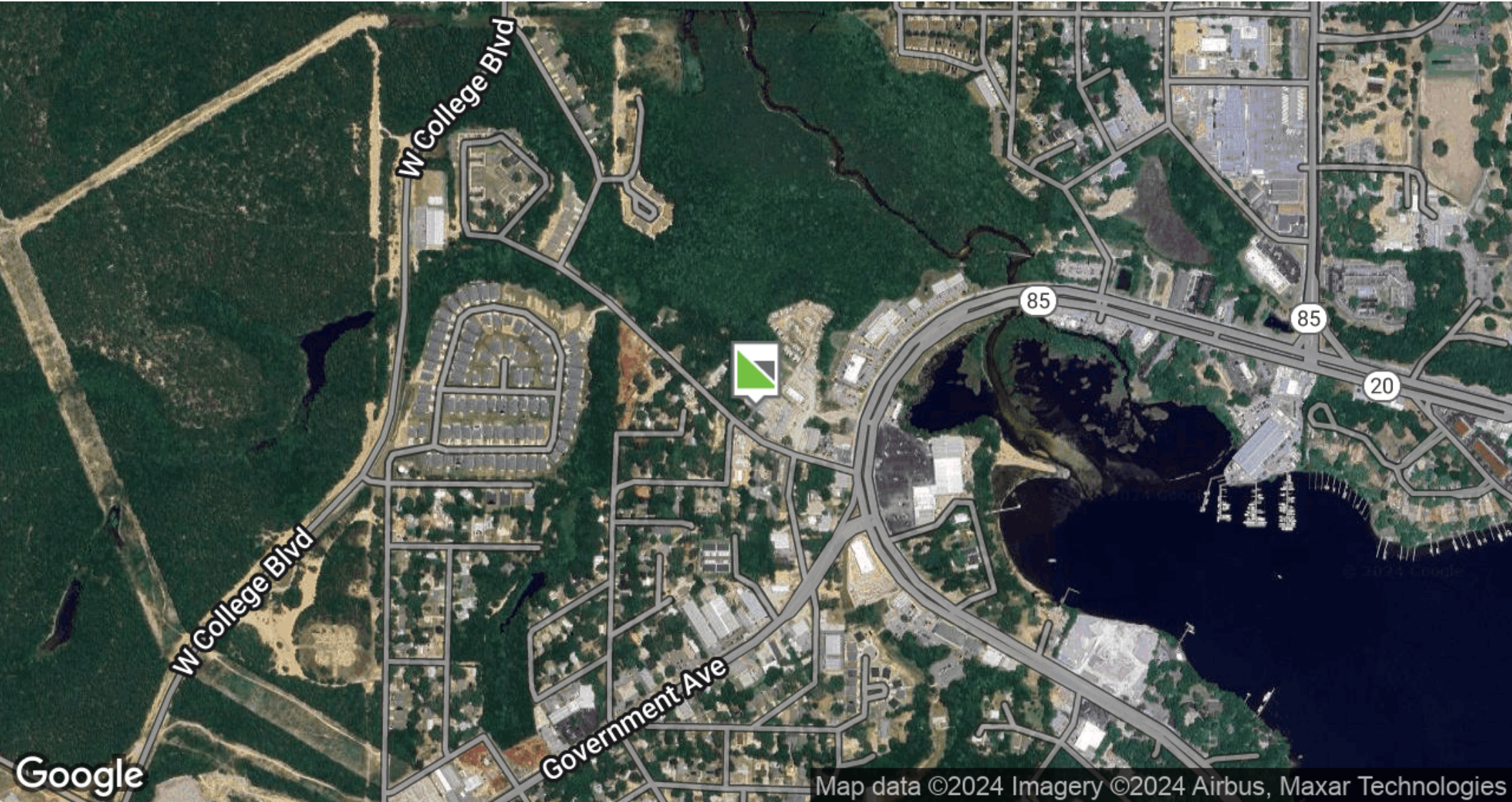
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## LOCATION MAP

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Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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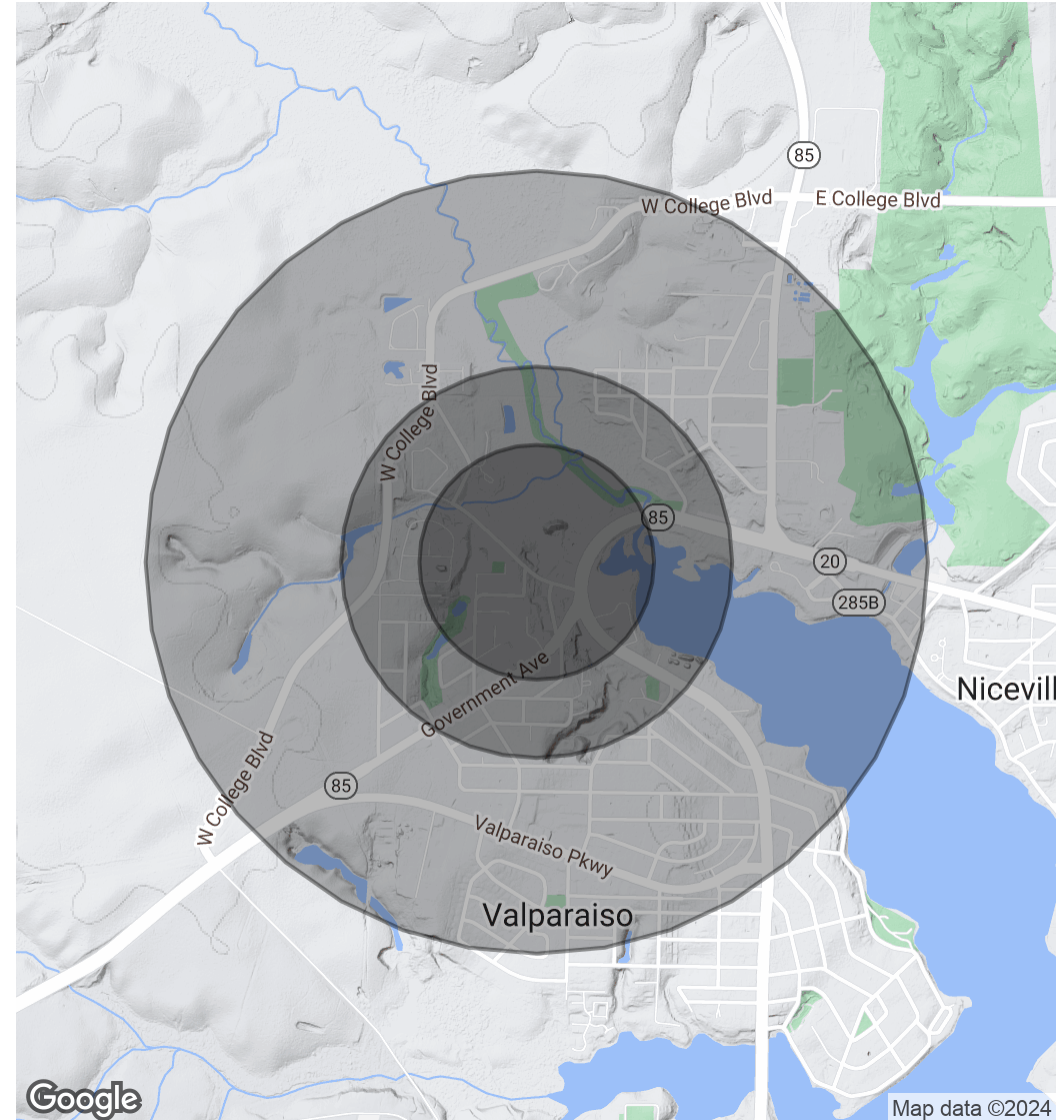
## DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	535	1,411	4,264
Average Age	36	37	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	583	1,772
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$118,045	\$115,022	\$107,422
Average House Value	\$371,089	\$370,715	\$367,059

*Demographics data derived from AlphaMap*



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## ADVISOR BIO & CONTACT 1

BRETT STUART, DIRECTOR OF COMMERCIAL SALES & LEASING

Director Of Commercial Sales And Leasing



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### PROFESSIONAL BACKGROUND

An industry professional for over two decades, Brett Stuart brings a wealth of commercial real estate expertise to Taylor Allen Properties. Brett's portfolio of services includes multiple market planning, site selection, tenant and landlord representation, real estate portfolio disposition and lease negotiation.

Brett is a graduate of the University of West Florida and longtime area resident. During his tenure, he has successfully completed thousands of transactions along the Emerald Coast. Brett is dedicated to customer service and takes pride in ensuring all parties are treated fairly and with the utmost respect.

Brett's tremendous market knowledge and area expertise allow him to assist customers through complex business decisions. He strives to provide unique solutions for each client's goals and objectives. He specializes in the following categories in NW Florida: Office, Retail, Light Industrial, Income Producing Assets & Vacant land development. Brett has extensive national tenant and broker relationships along the Northwest Florida Gulf Coast.

Brett's acute business acumen coupled with his commitment to nurturing long lasting relationships has led to a proven track record of success in commercial real estate.

### EDUCATION

B.S. University of West Florida

### MEMBERSHIPS & AFFILIATIONS

ICSC ( International Council of Shopping Centers )

Leadership Okaloosa ~ Class of 2018

ECAR ( Emerald Coast Association of Realtors )

All Sports Association Member ~ 2019

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