

PREMIER STORAGE UNIT FOR SALE

LUXURY STORAGE UNIT

7808 Foundation Dr, #206, Florence, KY 41042



PROPERTY DESCRIPTION

Looking for that ideal place to store your boat, luxury cars, RV, run a small business, without paying rent? This incredible opportunity is the new craze across America, own your own storage unit! Customize and design however you want. This 900 sq ft storage unit with loft has a 16-ft ceiling, 14-ft door, hot and cold running water, toilet and lift included. The seller has already sealed the floors, drywalled and insulated as well. There is a small HOA fee of \$55 a month that includes structural insurance, heating, maintenance, water, security gate, LED lighting and Wi-Fi. Northern Kentucky's first site. A Storage unit you own instead of increasing monthly cost of rentals.

PROPERTY HIGHLIGHTS

- Own Your Own 900 sq ft Storage Unit!
- 16 ft Ceilings - 14 ft Door
- Hot and Cold Running Water
- Lift Stays with Property

OFFERING SUMMARY

Sale Price:	\$174,800
Lot Size:	5.25 Acres
Building Size:	900 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	201	744	2,433
Total Population	537	2,084	6,667
Average HH Income	\$90,135	\$92,007	\$90,783

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT

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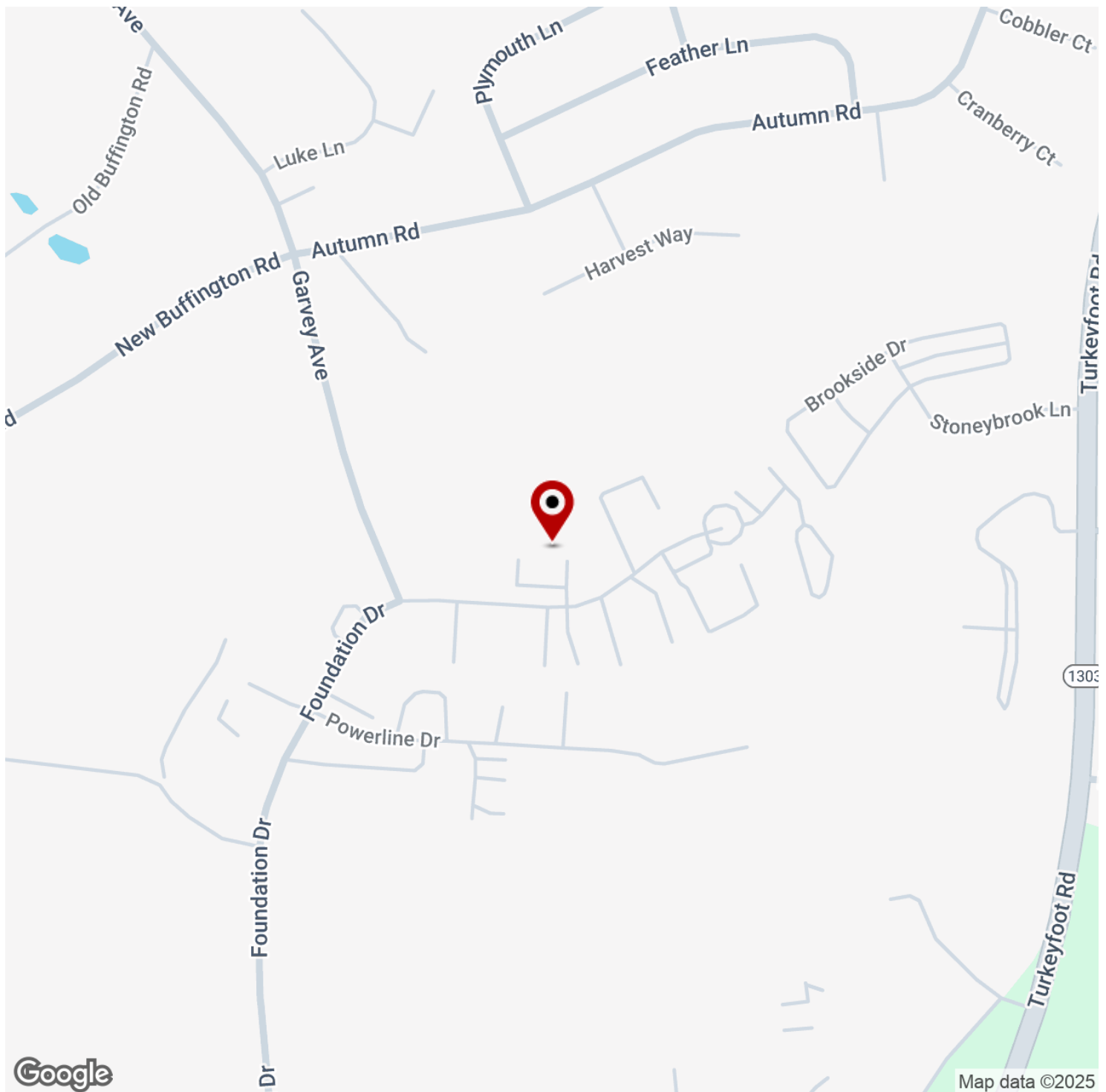
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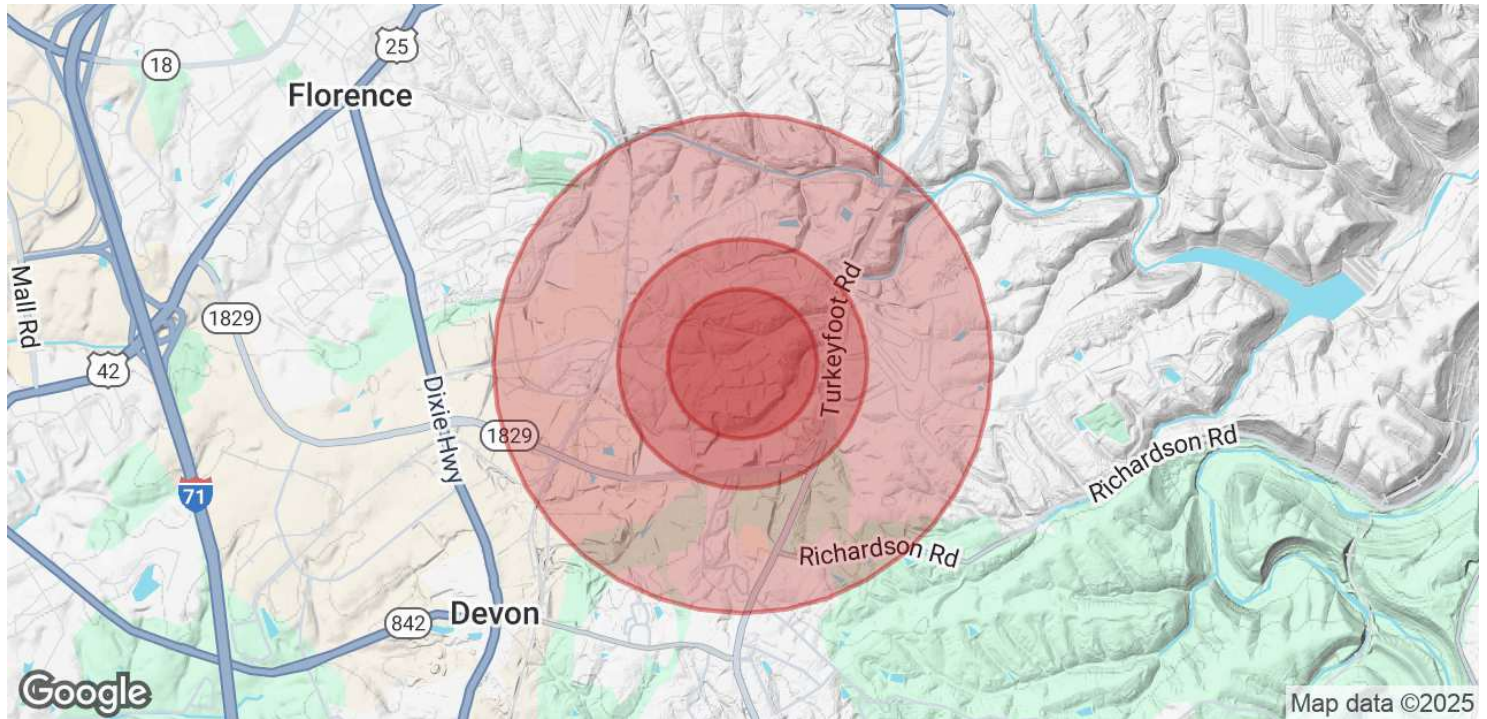
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	537	2,084	6,667
Average Age	39	36	36
Average Age (Male)	37	36	36
Average Age (Female)	40	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	201	744	2,433
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$90,135	\$92,007	\$90,783
Average House Value	\$169,871	\$191,179	\$205,536

Demographics data derived from AlphaMap

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