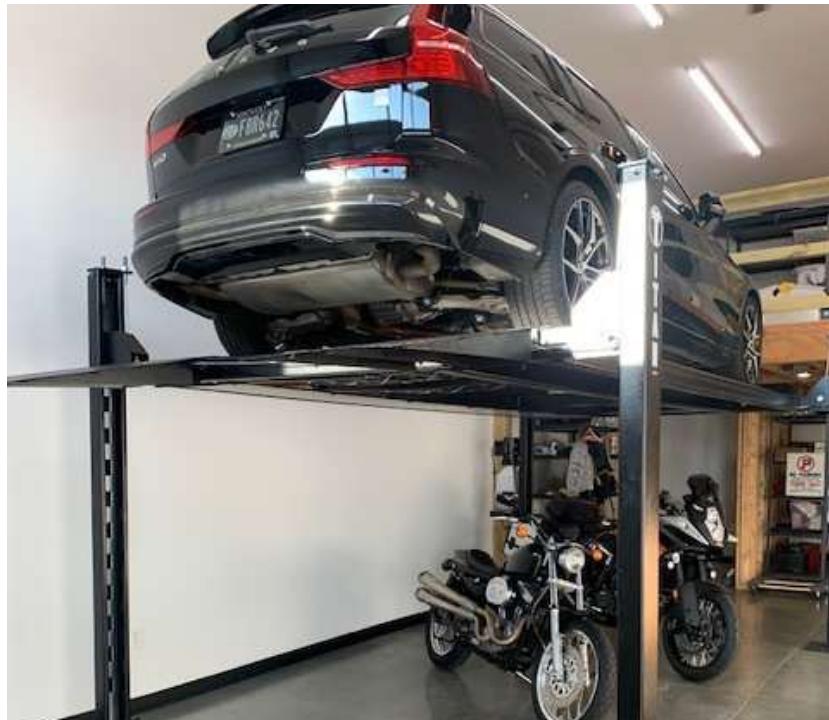


## PREMIER STORAGE UNIT FOR SALE

# 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.

### 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

### 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

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### DERRICK PLUNKETT

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Florence, KY 41042

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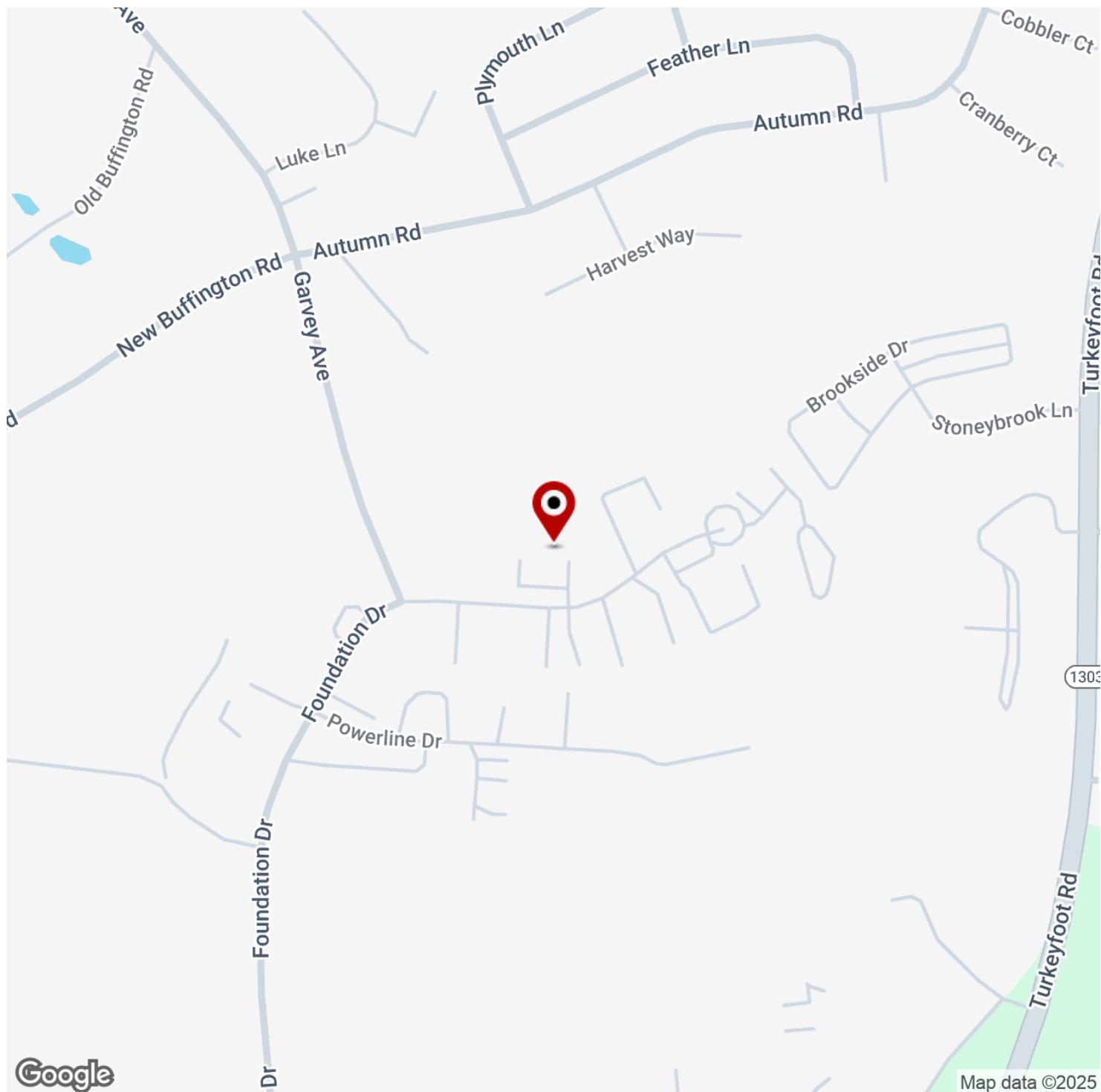
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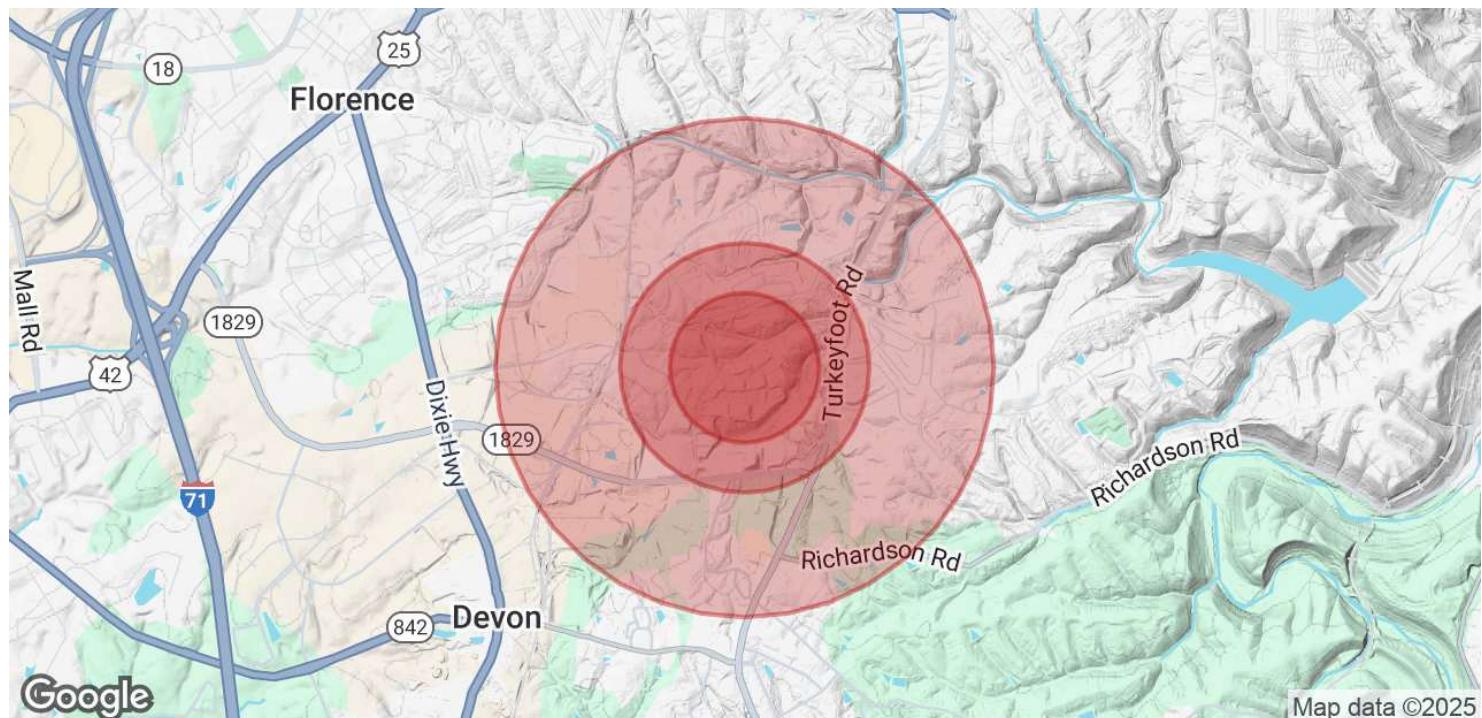
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	537	2,084	6,667
Average Age	39	36	36
Average Age (Male)	37	36	36
Average Age (Female)	40	37	37

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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