



KISSIMMEE SELF-STORAGE

+/- 12,200 SF | FOR SALE OFFERING PRICE \$1,400,000

600 E DONEGAN AVE, KISSIMMEE, FL 34744

Investment Properties | CBRE South Florida

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EXECUTIVE SUMMARY

KISSIMMEE SELF-STORAGE

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EXECUTIVE SUMMARY



CBRE Capital Markets is excited to present Kissimmee Self-Storage for sale, located in Kissimmee, FL. The property includes 100 standard storage units, 27 boat/RV parking spaces, and one office, totaling 128 units. Originally built in 1981, the facility offers 12,200 rentable square feet and an occupancy rate of 41 percent. It spans 1.03 acres and is equipped with a perimeter fence, 24-hour security monitoring, and a surveillance system for enhanced safety.

Positioned at 600 E Donegan Avenue, this facility is in the thriving Kissimmee area, just 20 miles south of Orlando. This listing offers a prime opportunity for investors to acquire a well-established self-storage facility with growth potential through rental rate increases and lease-up.

INVESTMENT HIGHLIGHTS



RARE INVESTMENT OPPORTUNITY

Situated in a market with limited inventory, low vacancy rates, and high demand for commercial storage.



STRATEGIC LOCATION

Less than five miles from Valencia College, which has an enrollment of 70,000 students.



VALUE-ADD POTENTIAL

Currently 41% occupied, offering the opportunity to lease additional units and increase rental rates for further growth.



BELOW REPLACEMENT COST

Aggressively priced to sell, significantly below the cost to replace the property.



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PROPERTY OVERVIEW

KISSIMMEE SELF-STORAGE

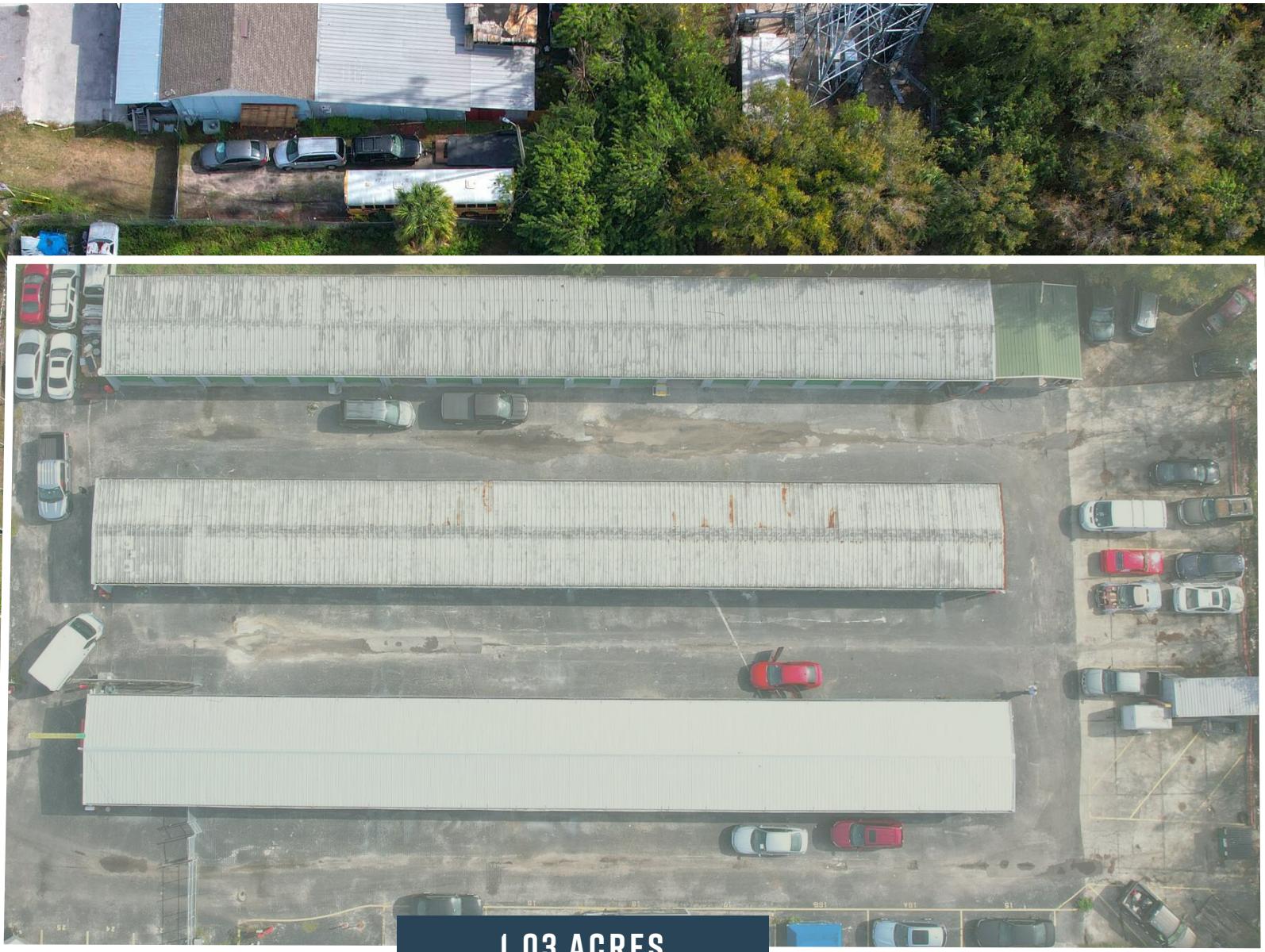
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PARCEL VIEW



E DONEGAN AVENUE

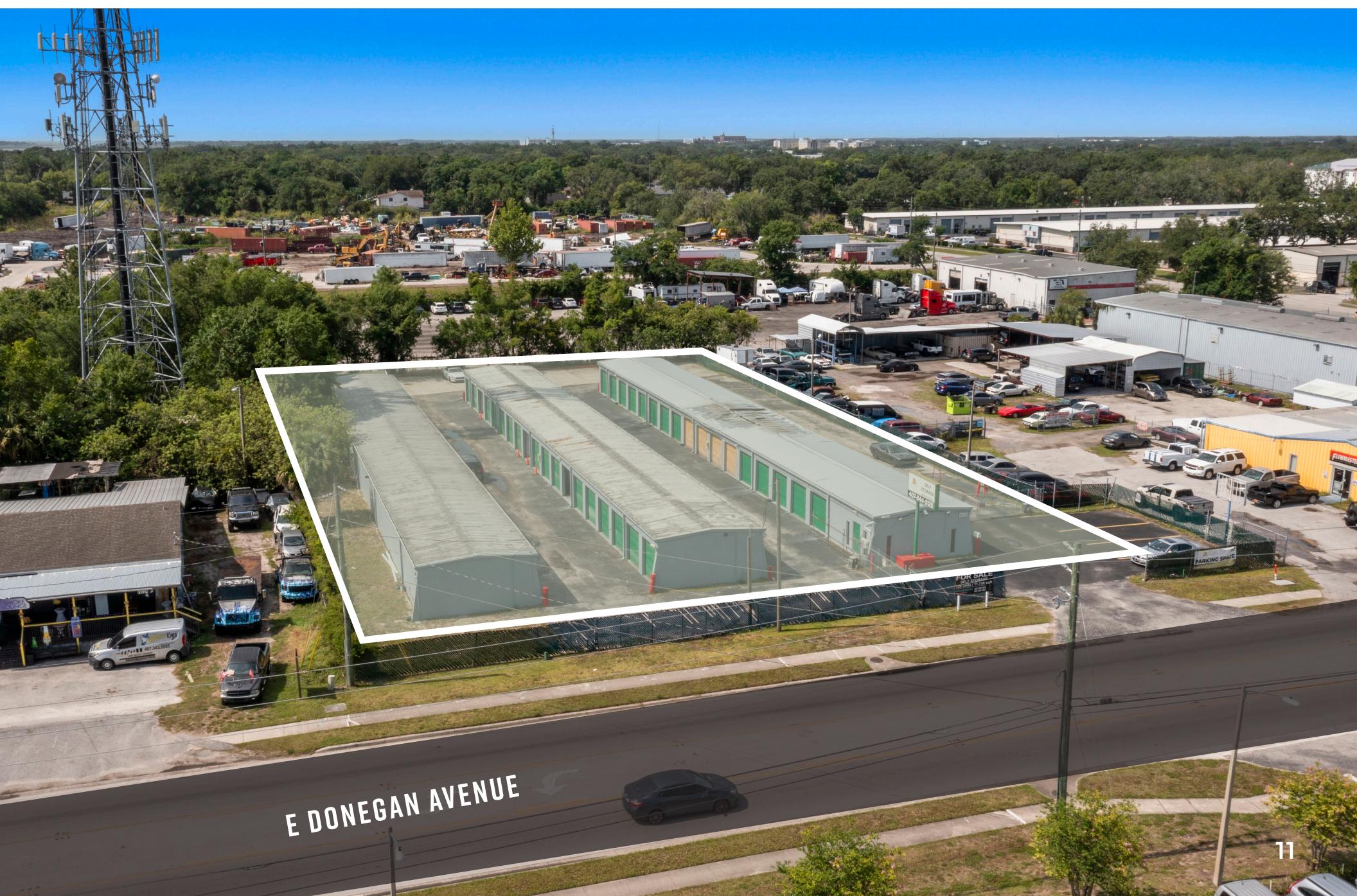


1.03 ACRES

NORTHEAST VIEW



SOUTH VIEW



EAST VIEW



E DONEGAN AVENUE



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FINANCIAL OVERVIEW

KISSIMMEE SELF-STORAGE

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PROPERTY DETAILS

PROPERTY ADDRESS	600 E DONEGAN AVE, KISSIMMEE, FLORIDA, 34744
OFFERING PRICE	\$1,400,000
OCCUPANCY	41%
PRICE/SF	\$114.75
RENTABLE SQUARE FEET	12,200
YEAR BUILT	1981
LOT SIZE (ACRES)	1.03
TYPE OF OWNERSHIP	FEES SIMPLE



OFFERING PRICE
\$1,400,000



PRICE PER SQUARE FOOT
\$114.75

IN-PLACE

DIRECT CAPITALIZED VALUE

RENTAL INCOME	\$84,433.44
TOTAL INCOME	\$84,433.44
INSURANCE	\$15,250.55
ELECTRICITY EXPENSES	\$3,566.09
GARBAGE & WASTE	\$6,855.09
PROPERTY TAXES	\$16,242.66
WATER EXPENSES	\$1,114.07
TOTAL EXPENSES	\$43,028.46
NET OPERATING INCOME	\$41,404.98

CAPITALIZATION RATE

2.96%

CAPITALIZED VALUE

\$1,400,000

PRICE PER SQUARE FOOT

\$114.75

PRO-FORMA

DIRECT CAPITALIZED VALUE

RENTAL INCOME	\$305,000
TOTAL INCOME	\$305,000
INSURANCE	\$15,250.55
ELECTRICITY EXPENSES	\$4,076.75
GARBAGE & WASTE	\$6,855.09
PROPERTY TAXES	\$16,242.66
WATER EXPENSES	\$1,114.07
MANAGEMENT FEE	\$15,250
REPAIRS & MAINTENANCE	\$12,136.17
TOTAL EXPENSES	\$70,925.29
NET OPERATING INCOME	\$234,074.71

CAPITALIZATION RATE

16.71%

CAPITALIZED VALUE

\$1,400,000

PRICE PER SQUARE FOOT

\$114.75

RENT ROLL

UNIT	TENANTS	SF	LEASE START DATE	LEASE END DATE	RENT	DEPOSITS HELD
OFFICE		530				
BATHROOMS		140				
101, 201	VACANT	200				\$0.00
102	VACANT	100				\$0.00
103	VACANT	100				\$0.00
104 & 204	VACANT	200				\$0.00
105- 205	VACANT	200				\$0.00
106,107/207,108/208,	VACANT	500				\$0.00
110-111-210-211	VACANT	400				\$0.00
113, 213, 114, 214,115,215	VACANT	600				\$0.00
116 & 216	VACANT	200				\$0.00
117-217	VACANT	200				\$0.00
202	VACANT	100				\$0.00
203	VACANT	100				\$0.00
206	VACANT	100				\$0.00
209-,212, 109- 112	VACANT	400				\$0.00
301	VACANT	50				\$0.00
302	VACANT	50				\$0.00
303	VACANT	50				\$0.00

UNIT	TENANTS	SF	LEASE START DATE	LEASE END DATE	RENT	DEPOSITS HELD
304	VACANT	50				\$0.00
305	VACANT	50				\$0.00
306	VACANT	50				\$0.00
307	VACANT	50				\$0.00
308	VACANT	50				\$0.00
309	VACANT	50				\$0.00
310	VACANT	50				\$0.00
315	VACANT	50				\$0.00
316	VACANT	50				\$0.00
317	VACANT	50				\$0.00
318	VACANT	50				\$0.00
319	VACANT	50				\$0.00
320	VACANT	50				\$0.00
323	VACANT	50				\$0.00
324	VACANT	50				\$0.00
325	VACANT	50				\$0.00
326	VACANT	50				\$0.00
327	VACANT	50				\$0.00
328	VACANT	50				\$0.00
329	VACANT	50				\$0.00
330	VACANT	50				\$0.00

UNIT	TENANTS	SF	LEASE START DATE	LEASE END DATE	RENT	DEPOSITS HELD
331	VACANT	50				\$0.00
332	VACANT	50				\$0.00
333	VACANT	50				\$0.00
334	VACANT	100				\$0.00
335	VACANT	100				\$0.00
336	VACANT	100				\$0.00
EMILIO DIAZ						
401	CHAVES, ROLDAN	100	1/20/2025	7/31/2025	\$200.00	\$200.00
COLMENARES						
402 403	KEVIN BLANCHFIELD	200	3/1/2025	8/31/2025	\$350.00	\$350.00
404, 405	VICENTE FIGUEROA	200	4/8/2025	9/30/2025	\$350.00	\$350.00
406	VACANT	100				\$0.00
407, 408, 311, 312, 313, 314	VACANT	400				\$0.00
409	SHIRLEY HAMMEL	100	2/21/2022	10/31/2025	\$231.12	\$0.00
410	VACANT	100				\$0.00
411	VACANT	100				\$0.00
412, 413, 414, 321, 322	JEFFERSON VIANA	400	5/1/2025	10/31/2025	\$1110.00	\$1110.00
416.415. P4,P5	VACANT	200				\$0.00
417	VACANT	100				\$0.00

UNIT	TENANTS	SF	LEASE START DATE	LEASE END DATE	RENT	DEPOSITS HELD
419,418	VACANT	200				\$0.00
501	VICTOR SANCHEZ TORRES	200	3/1/2025	8/31/2025	\$350.00	\$350.00
502	VICTOR FERNANDEZ	200	11/27/2024	5/31/2025	\$350.00	\$350.00
503	VACANT	200				\$0.00
505,504	JORGE LUIS ACEVEDO ORTIZ	400	2/20/2025	8/31/2025	\$710.00	\$710.00
506, 507	VACANT	400				\$0.00
509, 510 & 508	LAZARO AGUILERA GUERRA	600	4/1/2025	9/30/2026	\$1060.00	\$1060.00
511	VACANT	200				\$0.00
512,513	ALFREDO JIMENEZ	400	3/1/2025	9/30/2025	\$710.00	\$710.00
514, P001, P002	VACANT	200				\$0.00
515	CHARLES DUNLOW	200	11/1/2024	10/31/2025	\$330.00	\$330.00
516	VACANT	200				\$0.00
519,518,517	EDWIN HOYOS	600	2/6/2025	8/31/2025	\$1285.00	\$1285.00
TOTAL		11,720			\$7036.12	\$6805.00



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MARKET OVERVIEW

KISSIMMEE SELF-STORAGE

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DEMOGRAPHICS



POPULATION - 238K (5 MILES)



HOUSEHOLDS - 78K



AVERAGE INCOME - \$71K

Vacancy reaches 9.4% in the first quarter

▲ 9.4%

Vacancy Rate

▲ 680,832

SF Net Absorption

▲ 3,438,384

SF Under Construction

▼ 679,686

SF Deliveries

▲ \$8.92

Triple Net / Lease Rate

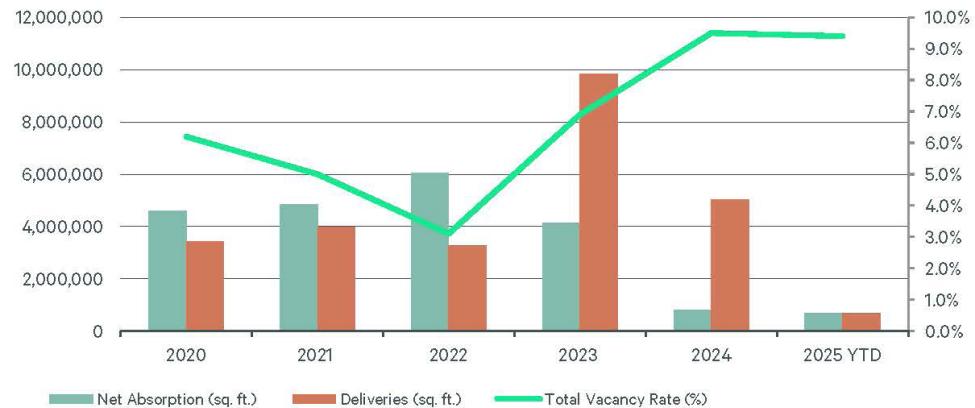
Note: Arrows indicate change from previous year.

OVERVIEW

- Total industrial vacancy rose to 9.4%, a year over year increase of 120 basis points, but a slight drop since last quarter.
- Approximately 3.4 million sq. ft. between 21 industrial projects are under construction with 24% of that square footage pre-leased.
- Average asking rates are seeing gradual increases; up a modest 2.1% year over year to \$8.92 per sq. ft.

Orlando industrial vacancy began 2025 at 9.4%, a 2.1% increase year over year. This elevated vacancy is the result of the record high construction in the market over the last two years – adding 15.5 million square feet to overall inventory. Much of the vacancy is in bulk buildings over 500,000 square feet, as that size range has a vacancy rate of 26.4%. The current market seems to be regulating as the newly delivered buildings square footage nearly equals the current quarters positive net absorption. This may seem like a shock after the construction boom of 2023-2024, but it is a return to a regulated industrial market. Orlando should witness a continued backfill of the first-generation space that was built over the last few years.

FIGURE 1: Historical Absorption, Deliveries and Vacancy



Source: CBRE Research

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+/- 12,200 SF | FOR SALE

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