



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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INVESTMENT CONTACTS

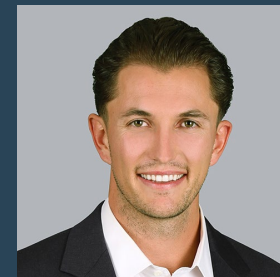


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EXECUTIVE SUMMARY

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

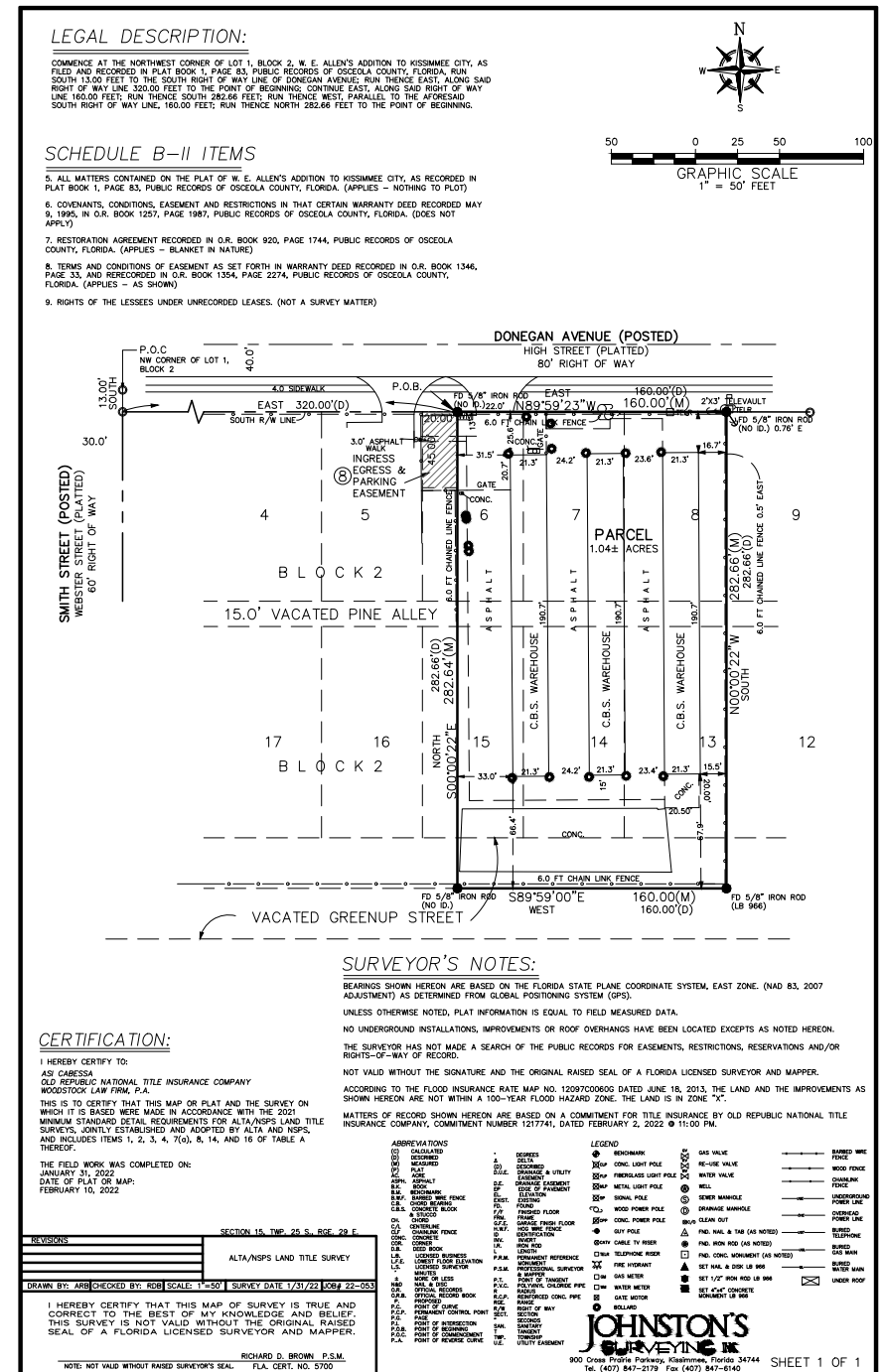
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PROPERTY OVERVIEW

Kissimmee Self-Storage is strategically located at 600 E Donegan Avenue, just east of South John Young Parkway and west of North Main Street, in Kissimmee, Florida. The property is approximately 20 miles south of downtown Orlando, with easy access to major roads like Osceola Parkway and U.S. Highway 192. Situated in a dynamic commercial and residential corridor, it is less than five miles from Valencia College, a hub for 70,000 students, driving demand for storage solutions.

The facility, built in 1981, occupies 1.03 acres and includes 12,200 rentable square feet. A fire on the west side of the parcel this past year damaged the roof and eight units, visible in aerial imagery, presenting a repair opportunity. The property is secured with a perimeter fence, 24-hour monitoring, and surveillance.

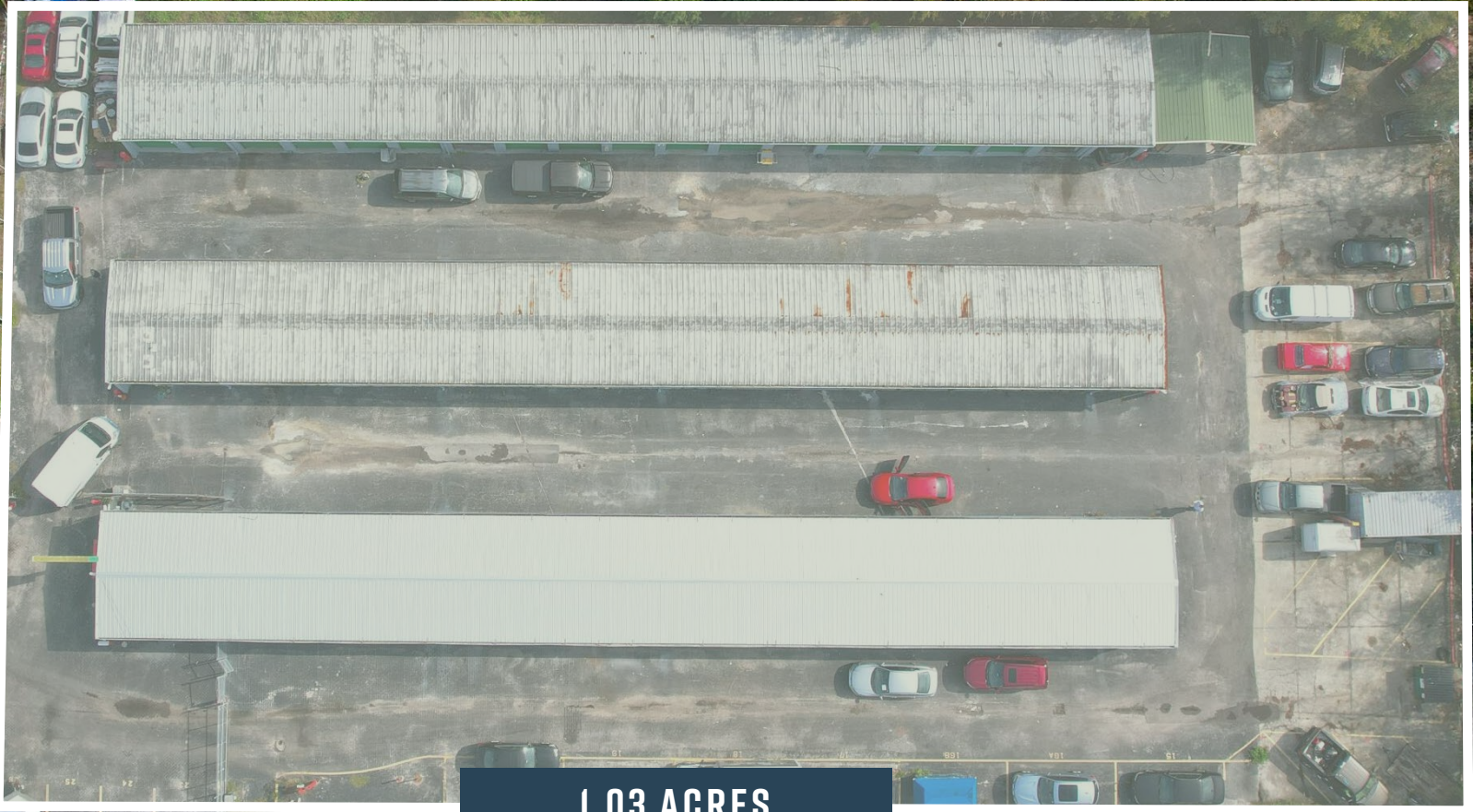
Offered at \$1,400,000, below replacement cost, it lies within Kissimmee's industrial submarket, characterized by low inventory and high demand for commercial storage, ideal for investors seeking value-add potential.



PARCEL VIEW



E DONEGAN AVENUE



1.03 ACRES

NORTHEAST VIEW



SOUTH VIEW



E DONEGAN AVENUE

EAST VIEW





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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 | FEE 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 |
| 401 | EMILIO DIAZ CHAVES, ROLDAN COLMENARES | 100 | 1/20/2025 | 7/31/2025 | \$200.00 | \$200.00 |
| 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

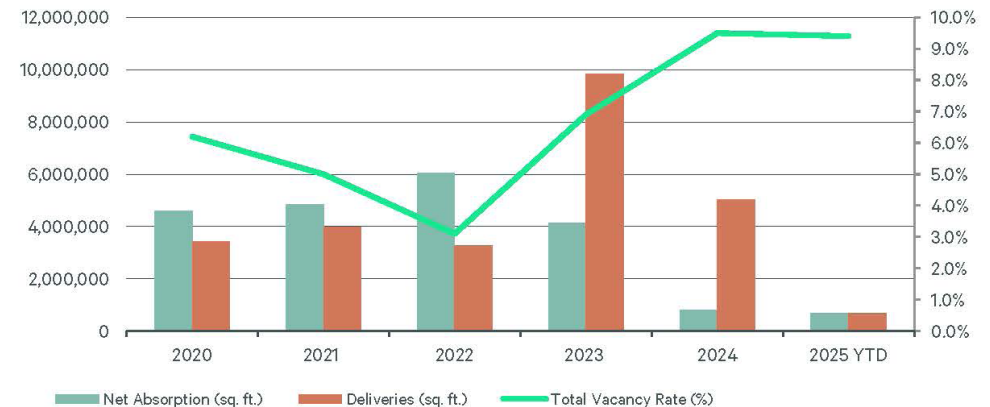
Note: Arrows indicate change from previous year.

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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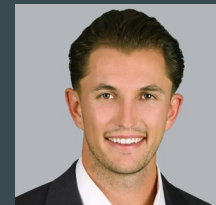


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