

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## South Georgia Storage

1201 W. 12th St.

Alma, GA 31510

**LIST PRICE: \$350,000**

### INVESTMENT HIGHLIGHTS

- Stabilized Self-Storage Facility on .73 acres in Alma, Georgia
- 5,600 NRSF of Drive-up Non-Climate Storage Built in 1994
- Great visibility on major thoroughfare GA Highway 32 with 8,180 AADT
- Seller purchased the facility in June of 2024 with 0% occupancy
- Significant lease-up with 90% occupancy in 8 months
- Great Facility for entry into the self-storage business with stable rents
- Easy to run remotely

### PROPERTY HIGHLIGHTS

<b>County:</b>	Bacon
<b>Parcel ID:</b>	033 317058
<b>RSF:</b>	5,600
<b>Units:</b>	59
<b>Physical Occ.:</b>	90%
<b>Acres:</b>	.73
<b>Built:</b>	1994

Presented by:

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