

Danville Mixed-Use | Garage + Apartment + Storage | \$4K+ Income Potential

■ Property Overview

- 2-Bay Garage – automotive, repair, or small business use
- 1-Bed / 1-Bath Apartment above garage (\$800–\$900/mo potential)
- 5 Secure Storage Units – currently generating \$680/mo (\$8,160/yr)
- Rough-in PVC in slab for additional restroom expansion
- ±3,776 SF building on 1.13 acres
- Excellent visibility along Shakertown Rd / US-127
- Zoned Commercial | Built 1980

■ Investment Highlights

- ✓ Multiple income streams (garage, apartment, storage)
- ✓ Immediate storage income + quick lease-up potential for apartment
- ✓ Pro Forma Income \$4,000+/mo when stabilized
- ✓ High-traffic location with ample parking
- ✓ Strong owner-user or investor opportunity

■ Financials

Asking Price	\$500,000
Storage Units	\$680/mo (leased)
Apartment Potential	\$800–\$900/mo
Garage Bays	Owner-user or lease (market rent TBD)
Pro Forma NOI	Available upon request

■ Location

Convenient to downtown Danville, Centre College, and bypass routes. Surrounded by rooftops and services with strong traffic counts on Shakertown Rd / US-127.

■ Presented By

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