

# SALE

## 2400 SOUTH ST

2400 South St Leesburg, FL 34748



INVESTMENT: SELF STORAGE/ SMALL BAY WAREHOUSE

**Shaun Stafstrom**

O: (407) 333-8088 | C: (407) 383-1442

shaun.stafstrom@cbrealty.com

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### PROPERTY DESCRIPTION

INVESTMENT OPPORTUNITY:  
Self Storage/ Small Bay Warehouse in Leesburg.

- 14,044 +/- SF total on 1.29 acres
- 11,044 +/- SF self storage
  - (42) 250 +/- SF units
  - (42) 10'x9' grade doors
- 3,000 +/- SF warehouse
  - (2) 12'x16' grade doors

### OFFERING SUMMARY

Building Size:	14,044 SF
Lot Size:	1.29 acres

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### PROPERTY INFO

Total Building:	14,044 +/- SF
Self Storage:	11,044 + SF
Warehouse:	3,000 + SF
Land Area:	1.29 acres
Leesburg Zoning:	C-2
Year Built:	1975/1979
Construction:	Steel/ pre-engineered

### ADDITIONAL FEATURES:

- (42) 13'x 20' SF self storage units
- (1) 3,000 SF warehouse
- (14) 10'x40' truck/trailer parking spots for lease

### BULLETS HEADLINE

- Roof serviced: January 2024

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Income Statement	Current	Projected Proforma
<b>Revenue</b>		
Rental Income - SS	\$ 53,849.40	\$ 115,200.00
Rental Income - WH	\$ 46,800.00	\$ 46,800.00
<b>Total Revenue</b>	<b>\$ 100,649.40</b>	<b>\$ 162,000.00</b>
<b>Operating Expenses</b>		
Advertising	\$ -	\$ -
Dues and Subscriptions	\$ 119.88	\$ 119.88
Insurance	\$ 8,419.56	\$ 8,419.56
Legal and Professional Services	\$ 1,000.00	\$ 1,000.00
Repairs and Maintenance	\$ 2,500.00	\$ 2,500.00
Management Fees	\$ 10,064.94	\$ 16,200.00
Property Taxes (Estimated)	\$ 12,836.17	\$ 12,836.17
Utilities	\$ 750.00	\$ 750.00
<b>Total Operating Expenses</b>	<b>\$ 35,690.55</b>	<b>\$ 41,825.61</b>
<b>NET INCOME</b>	<b>\$ 64,958.85</b>	<b>\$ 120,174.39</b>

Occupancy Rate: 66.3%  
Warehouse: 100%  
Self-Storage: 57.14%

Projected Proforma - Occupancy Rate: 84.27%  
Warehouse: 100%  
Self Storage: 80%  
-- \$250 /month for (20) back units  
-- \$350 /month for (20) front units

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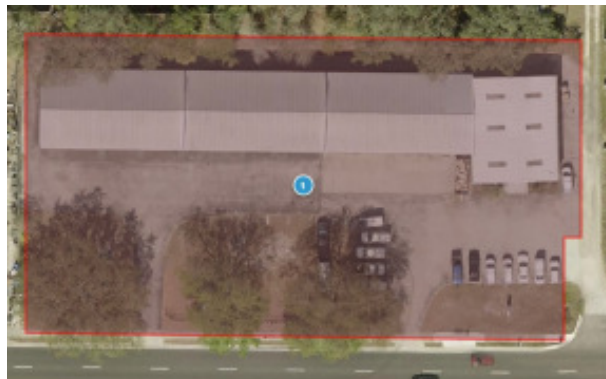
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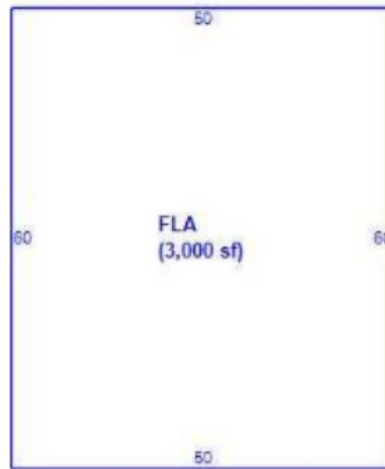
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### Storage Units:



### Warehouse:



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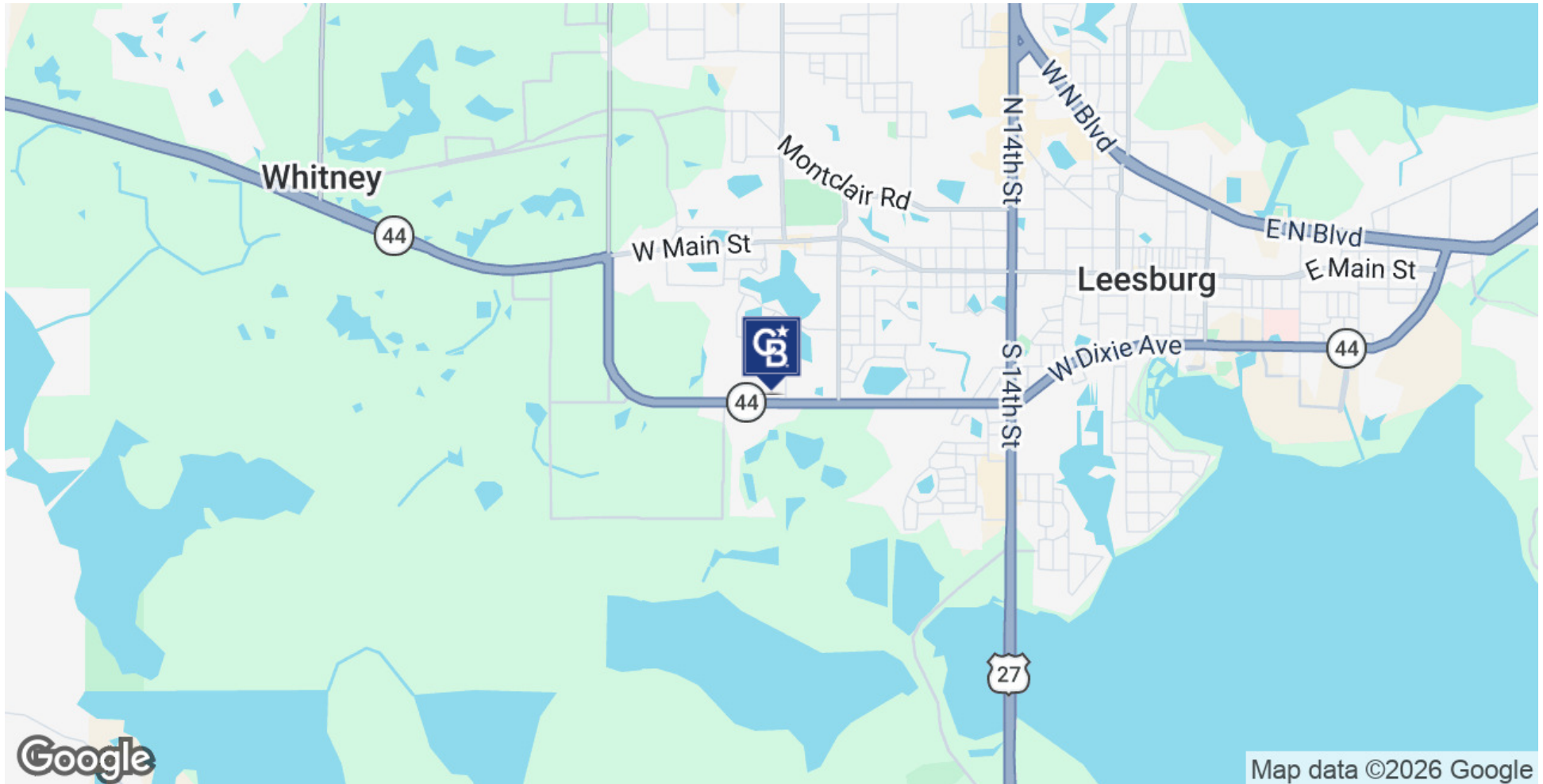


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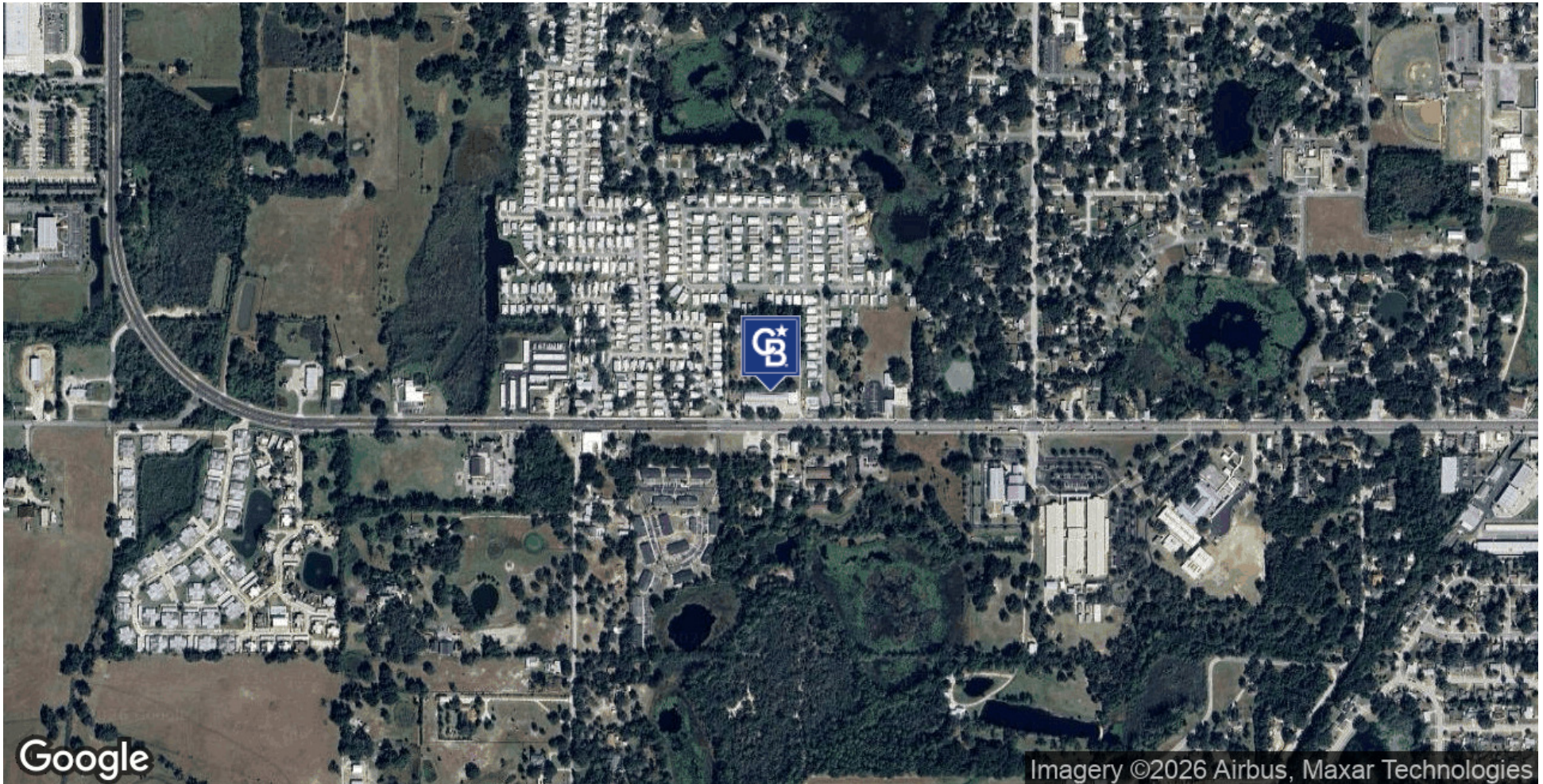


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