

FOR SALE

400 AMPLE CT

400 Ample Ct Sanford, FL 32771



INVESTMENT: SELF STORAGE/ SMALL BAY WAREHOUSE

Shaun Stafstrom

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PROPERTY DESCRIPTION

INVESTMENT OPPORTUNITY:

Self Storage/ Small Bay Warehouse property in Sanford.

34,500 +/- SF total project comprised of five buildings on 2.51 acres.

21,900 +/- SF total self storage space

- 4,200 +/- climate controlled self storage.

12,600 +/- SF of small bay warehouse units

- (4) 1,250 SF units

- (2) 2,500 SF units

- (1) 1690 SF unit

- (1) 910 SF unit (on-site management office)

**each unit has a small office and bathroom

Overnight Parking: (16) fenced and gated parking spots for lease

OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	2.51 acres
Building Size:	34,500 SF
NOI:	\$286,851.98

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Total Property:	34,500 +/-SF
Bldg 1:	4,200 +/-SF (100% AC)
Bldg 2:	4,500 +/- SF
Bldg 3:	5,640 +/- SF
Bldg 4:	7,560 +/- SF
Bldg 5:	12,600 +/- SF
Land Area:	2.51 acres
Sanford Zoning:	RI-1
Year Built:	1984
Construction:	Steel/pre-engineered

ADDITIONAL FEATURES:

- Fenced & gated property
- 24 hr. access
- Security System
- On-sight manager

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Income Statement	Proforma (January 2026)		Projected Proforma (Oct. 2026)	
Revenue				
Self-Storage Income	\$	194,992.56	\$	202,831.26
Warehouse Income	\$	172,200.00	\$	200,420.00
Parking Income	\$	9,900.00	\$	9,900.00
U-Haul Income	\$	3,000.00	\$	3,000.00
Other Income (i.e. Late Fees)	\$	3,731.42	\$	3,731.42
Total Revenue	\$	383,823.98	\$	419,882.68
Operating Expenses				
Advertising	\$	-	\$	-
Bank Fees	\$	60.00	\$	60.00
Business Licenses	\$	250.00	\$	250.00
Internet	\$	1,752.00	\$	1,752.00
Legal and Professional Services	\$	2,400.00	\$	2,400.00
Office Supplies	\$	600.00	\$	600.00
Payment Processing Fees	\$	6,360.00	\$	6,360.00
Payroll Expenses	\$	25,500.00	\$	25,500.00
Property Insurance	\$	18,800.00	\$	18,800.00
Property Taxes	\$	37,050.00	\$	37,050.00
Repairs and Maintenance	\$	1,500.00	\$	1,500.00
Software & Apps	\$	2,700.00	\$	2,700.00
Utilities	\$	-	\$	-
Electricity	\$	6,000.00	\$	6,000.00
Water & Waste Removal	\$	7,600.00	\$	7,600.00
Total Operating Expenses	\$	96,972.00	\$	96,972.00
NET INCOME	\$	286,851.98	\$	322,910.68
Current Market Value (CMV)	\$	3,750,000.00	\$	3,750,000.00
Cap Rate		7.65%		8.61%

Occupancy rate: 90.02%
Self-Storage: 83.48%
Warehouse: 100%

Projected Proforma - Occupancy rate: 92.45%

Self Storage: 87.50%

Warehouse: 100% -- \$16.00 Sf/yr. MG for (2) 2,500 SF units & \$18.00 Sf/yr. MG for (4) 1,250 SF units & (1) 1,690 SF unit --

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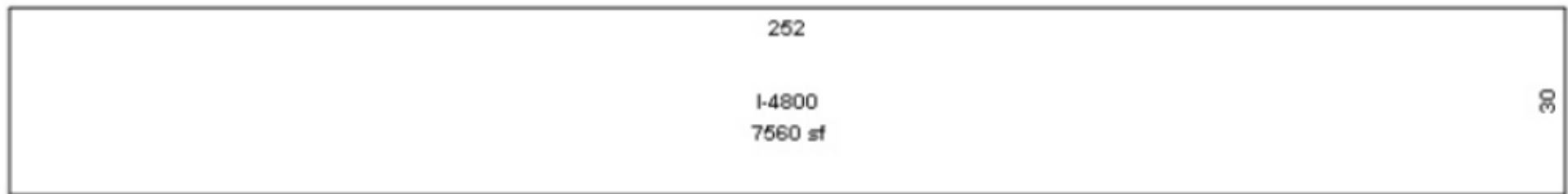
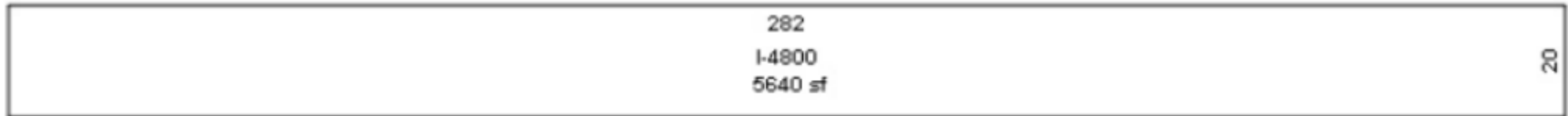
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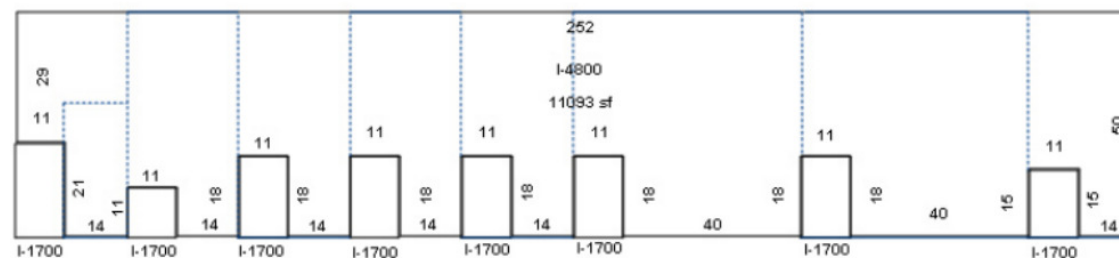
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Self Storage Units



Small Bay Warehouse Units



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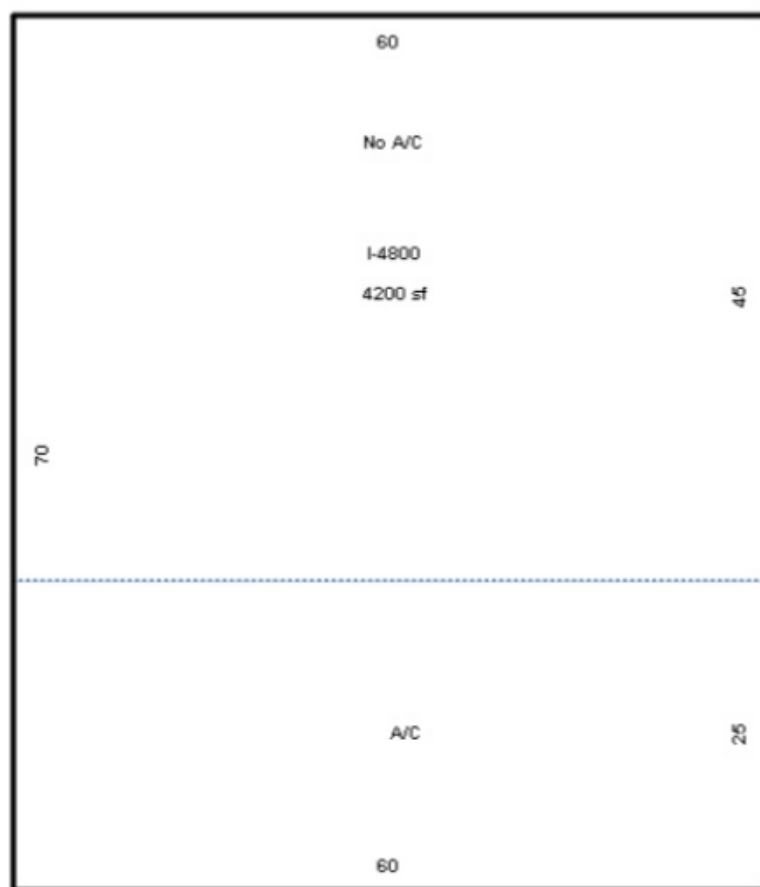
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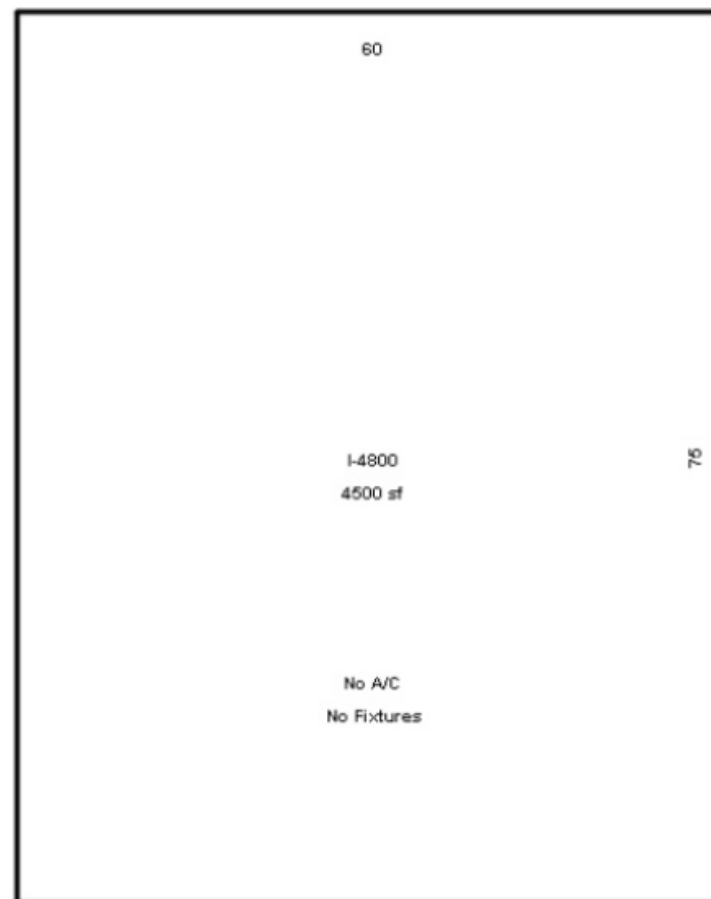
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Climate Controlled Self Storage



Self Storage Units



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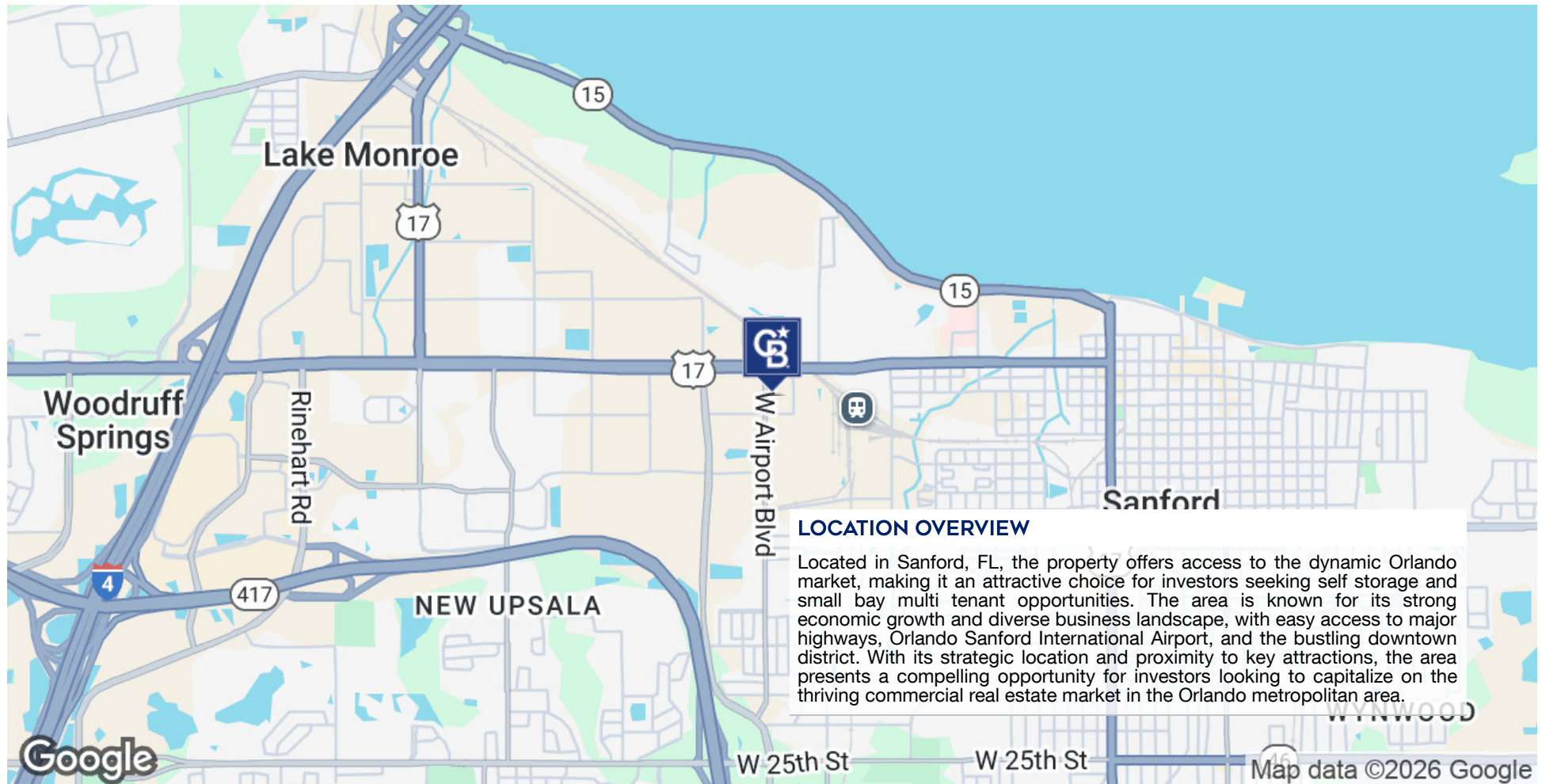


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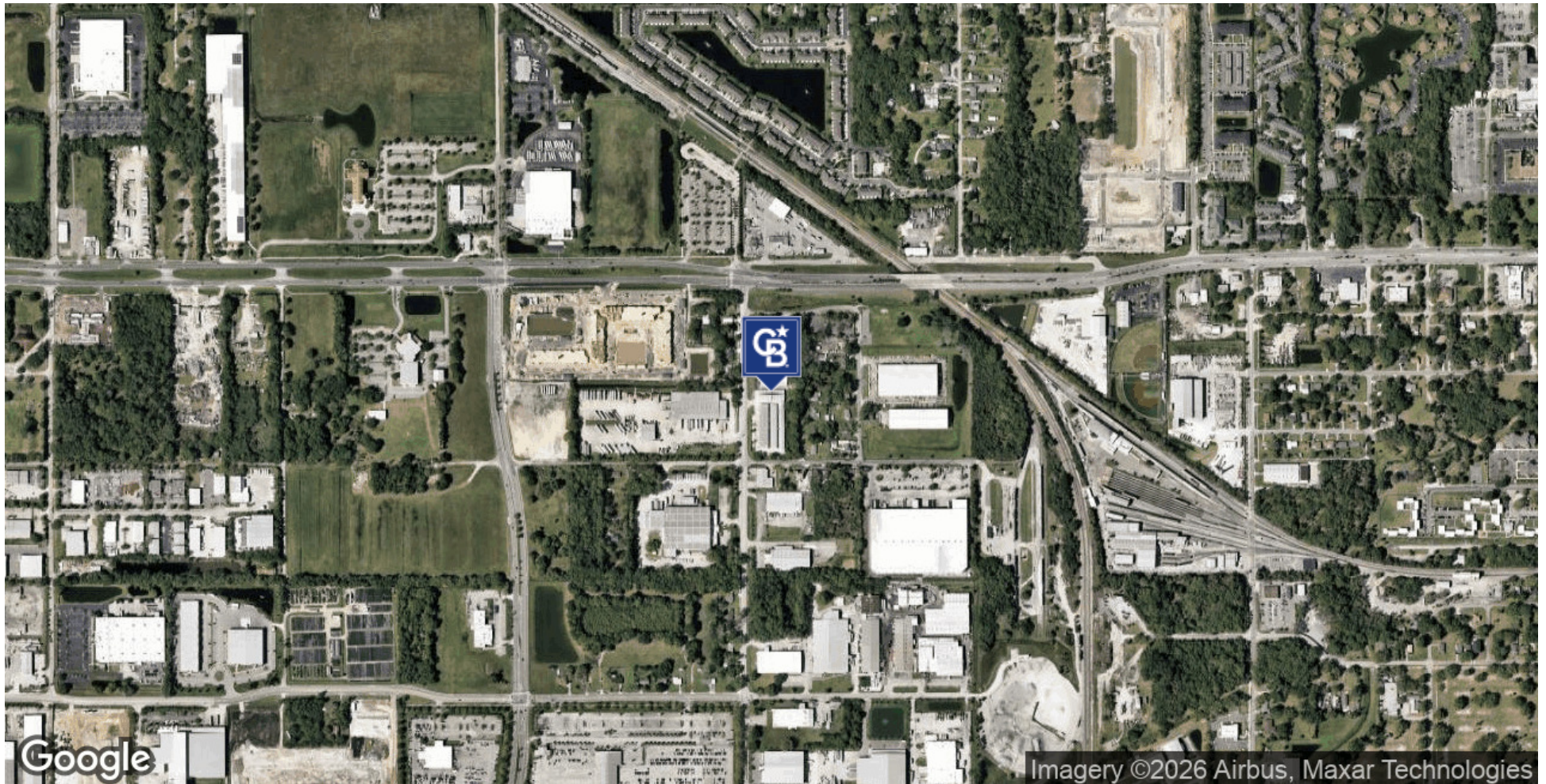


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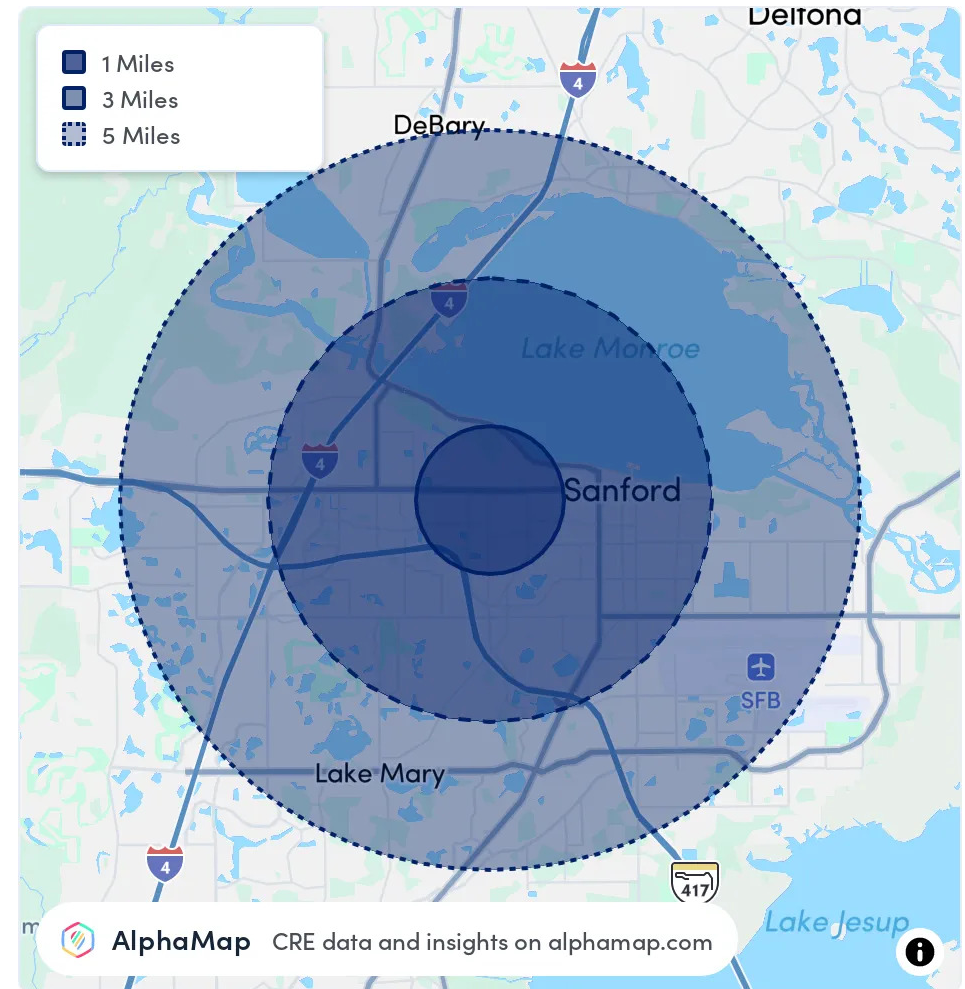
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,238	53,808	124,094
Average Age	36	39	40
Average Age (Male)	34	37	39
Average Age (Female)	37	40	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,437	21,101	47,634
Persons per HH	2.6	2.6	2.6
Average HH Income	\$68,508	\$87,314	\$101,822
Average House Value	\$299,418	\$339,250	\$377,098
Per Capita Income	\$26,349	\$33,582	\$39,162

Map and demographics data derived from AlphaMap



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