

# FOR SALE – Self Storage

1651 Toledo Road, Elkhart, IN

23,060 Total SF



**Sale \$995,000 (\$43.15/SF)**

The facility consists of 27 non-climate-controlled units and five retail spaces totaling 23,060 net rentable square feet. This is not fully occupied with ability to capture higher rents and more income through stabilized growth.

The current NOI is \$63,161, but the proforma NOI with proper management is \$87,761.

- 23,060 Net Rentable SF
- 3.21 Acres
- 27 Non-Climate Controlled Units
- 5 Retail Spaces | 8 Parking Spaces
- High Daily Traffic Counts: 9,300 Cars/Day off Toledo Rd
- Dense Surrounding Population: 93,335 people Living Within a Five-Mile Radius



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## Potential Storage Unit Income (\$2,965 Monthly)

Unit	Size	Rent
A	30 X 40	\$ 450.00
B	20 X 20	\$ 180.00
BB	10 X 20	\$ 120.00
C	15 X 25	\$ 115.00
Office	25 X 25	
D	20 X 20	\$ 225.00
E	20 X 30	\$ 225.00
F	20 X 30	\$ 225.00
G	5 X 10	\$ 45.00
H	5 X 10	\$ 45.00
I	5 X 10	\$ 45.00
J	5 X 10	\$ 45.00
K	5 X 10	\$ 45.00
L	5 X 10	\$ 45.00
M	5 X 10	\$ 45.00
N	5 X 10	\$ 45.00
O	10 X 10	\$ 75.00
P	10 X 10	\$ 75.00
Q	10 X 10	\$ 75.00
R	10 X 10	\$ 75.00
S	10 X 10	\$ 75.00
T	10 X 10	\$ 90.00
U	10 X 15	\$ 90.00
V	10 X 15	\$ 90.00
W	10 X 15	\$ 90.00
X	10 X 15	\$ 90.00
Y	10 X 15	\$ 90.00
YY	10 X 20	\$ 120.00
	10 X 20	\$ 120.00



