

## SELF STORAGE FACILITY FOR SALE- NORTH MIAMI



### Property Description

Two-story building, two separate building offices, and land for sale. Highly trafficked location at the heart of North Miami. Which includes 16 parking spaces and a total lot size of 34,428 Sq Ft. The building is currently used as a self-storage facility that consists of 83 interior units and 12 exterior units. Ownership's intent is for upcoming business or investment projects.

### Location Description

The building is located at the corner of West Dixie Highway and North Miami. Future owners will enjoy being part of a high-traffic traffic well-established commercial area. Minutes away from Fort Lauderdale-Hollywood International Airport, Miami International Airport, Aventura, and Biscayne Boulevard. Prime location for a business looking for high visibility and use of land.

### OFFERING SUMMARY

<b>Sale Price:</b>	5,500,000
<b>Building Size:</b>	14,184 SF
<b>Lot Size:</b>	0.79 AC
<b>Parcel No:</b>	30-2220-002-2931
<b>Year Built:</b>	1960
<b>Zoning</b>	BU-3



## ADDITIONAL PHOTOS



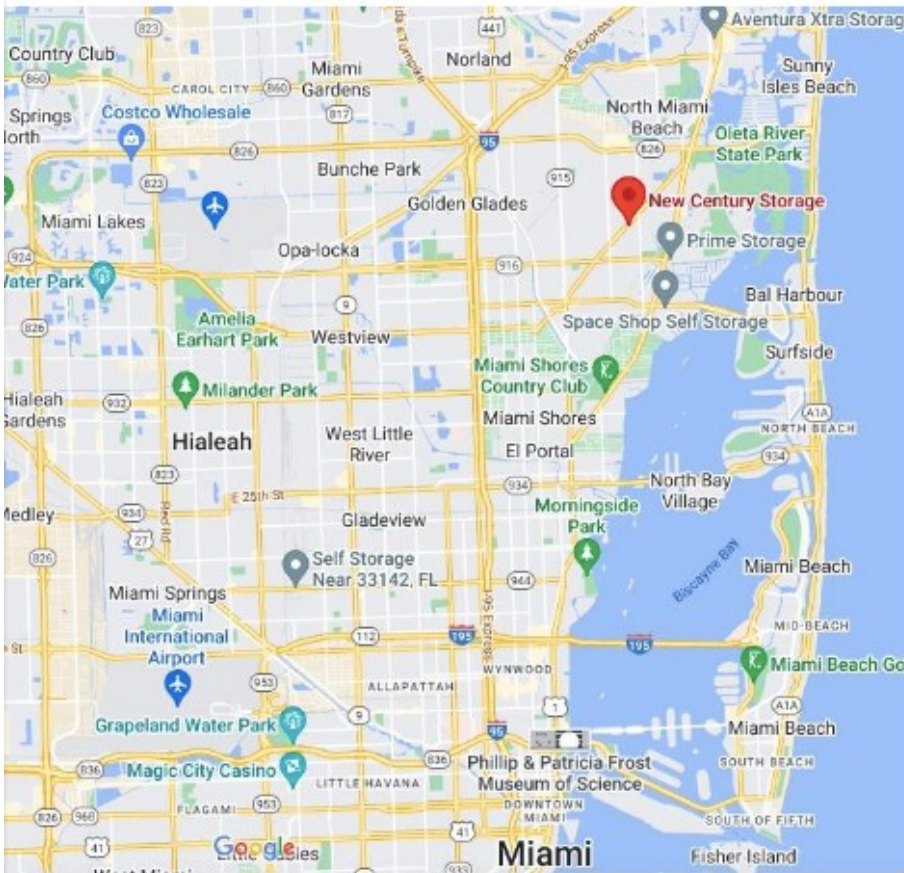
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# AREA



## LOCATION

NORTH MIAMI  
1.9 miles

MIAMI BEACH  
11 miles

BAL HARBOUR  
4.4 miles

BRICKELL  
12 miles

AVENTURA  
4.8 miles

DOWNTOWN MIAMI  
12 miles

MIAMI SHORES  
4 miles

MIAMI INT AIRPORT  
14 miles

GOLDEN GLADES  
3.6 miles

FORT LAUDERDALE AIRPORT  
15 miles

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## UNITS/OFFICES SPACES

Area	Total Area SF
Storage	14,184 SF
Office 1	1,800 SF
Office 2	2,000 SF

UNIT INTERIOR	NO. UNITS	SIZES/SF
5 X 5 (AC)	25	25
5 X 6 (AC)	2	30
5 X 8 (AC)	2	40
5 X 10 (AC)	23	50
10 X 8 (AC)	1	80
7 X 10 (AC)	2	91
15 X 10 (AC)	1	150
10 X 10 (AC)	25	100
13 X 7	2	
<b>Total</b>	<b>83</b>	<b>566</b>

UNIT EXTERIOR	NO. UNITS	SIZE/SF
23 X 17 (NO AC)	12	299
<b>Total</b>	<b>12</b>	<b>299</b>

Yearly Expenses	
Storm Water	\$3,618
Elevator Maintenance	\$12,311
Fire Detector	\$707
Landscaping	\$1,800
Internet	\$1,800
Light	\$9,600
Trash	\$1,966
Fire Service	\$216
Employee payroll	\$24,000
Cleaning	\$3,000
Taxes	\$25,000
Insurance	\$16,800



## AVERAGE RENTAL RATES IN NORTH MIAMI

SNAP BOX SELF STORAGE		
SMALL UNIT	FLOOR ACCESS	PRICE
5 X 5	Climate Controlled/Elevator Access/Upper Level	\$84.00
10 X 5	Climate Controlled/Elevator Access/Upper Level	\$109.00
5 X 10	Climate Controlled/Elevator Access/Upper Level	\$109.00
10 X 9	Climate Controlled/Elevator Access	\$189.00
10 X 10	Climate Controlled/Elevator Access/Upper Level	\$159.00
10 X 10	Climate Controlled/First Floor Access	\$289.00
MEDIUM UNITS	FLOOR ACCESS	PRICE
12 X 10	Climate Controlled/Elevator Access	\$184.00
10 X 15	Climate Controlled/Elevator Access/Upper Level	\$339.00
10 X 20	Climate Controlled/Elevator Access	\$399.00
10 X 20	Climate Controlled/First Floor Access	\$459.00

STORQUEST SELF STORAGE		
SMALL UNIT	FLOOR ACCESS	PRICE
3 X 3	Climate Controlled/Elevator Access	\$45.00
5 X 5	Climate Controlled/Elevator Access	\$79.00
5 X 5	Climate Controlled/First Floor Access	\$98.00
10 X 4	Climate Controlled/Elevator Access	\$59.00
10 X 5	Climate Controlled/Elevator Access	\$108.00
MEDIUM UNITS	FLOOR ACCESS	PRICE
10 X 6	Climate Controlled/First Floor Access	\$128.00
10 X 7.5	Climate Controlled/Elevator Access	\$118.00
10 X 9	Climate Controlled/First Floor Access	\$205.00
10 X 10	Climate Controlled/Elevator Access	\$165.00
10 X 10	Climate Controlled/First Floor Access	\$245.00
LARGE UNITS	FLOOR ACCESS	PRICE
10 X 12	Climate Controlled/First Floor Access	\$269.00
10 X 12.5	Climate Controlled/Elevator Access	\$198.00
10 X 15	Climate Controlled/Elevator Access	\$255.00
10 X 17	Climate Controlled/Elevator Access	\$379.00
10 X 18	Climate Controlled/Elevator Access	\$315.00
EXTRA LARGE UNITS	FLOOR ACCESS	PRICE
10 X 30	Climate Controlled/First Floor Access	\$639.00