

**FOR SALE • ±9,940 SF • ±.55 ACRE LOT**

**301 SW 1ST AVE, BOCA RATON, FL 33432**  
**SELF STORAGE PROPERTY**

**LRM**  
**COMMERCIAL  
REAL  
ESTATE  
ADVISORS**



## PROPERTY FEATURES:

- **Unique Opportunity in East Boca**
- Investment or Owner/User Opportunity
- C-1 Business Zoning
- Building Size: ±9,940 square feet
- Property Size: ±0.55 acre lot
- New Roof - 2023
- 103 total units ranging in variety of sizes (5x5, 5x8, 5x10, 10x10, and 10x22)
- 21 grade level doors
- Common area corridor plus management office and restroom
- All tenants on MTM leases
- **Sale Price: \$2,590,000**

## CONTACT



**CHAD GOTTSEGEN**  
Managing Director/Broker  
**561-400-7750**  
[chad@lrmcrea.com](mailto:chad@lrmcrea.com)



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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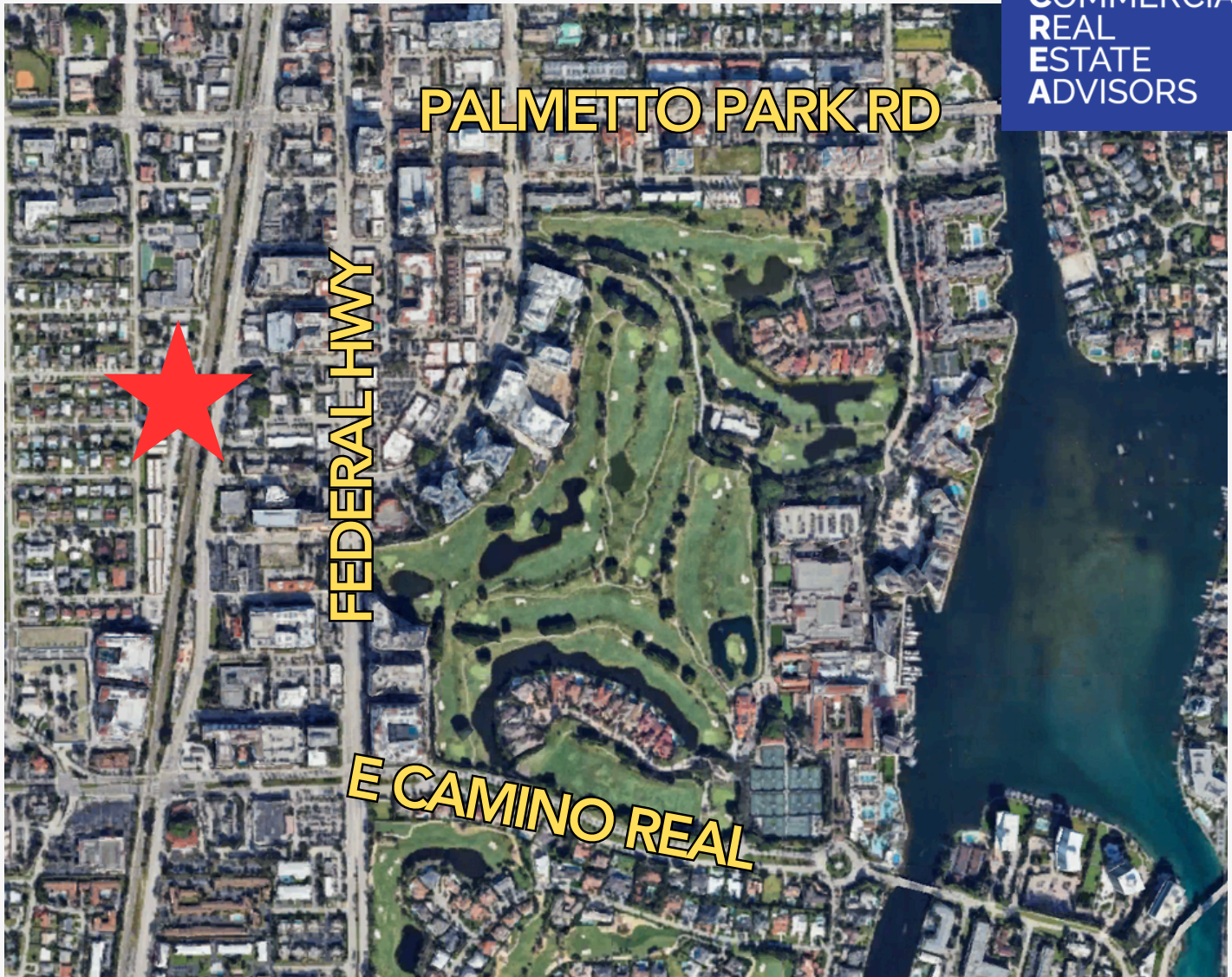
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