

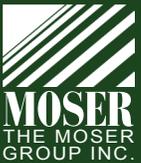
# SELF STORAGE & RV / BOAT PARKING FOR SALE



24 parking spots for 35' vehicles (±0.84 AC)



22 unit self-storage building (2,400 SF)  
\*Final permitting stages for 5 more buildings



OFFERED EXCLUSIVELY BY  
**ISAAC HARROW**  
Broker  
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**201 WHITE JENKINS RD.**  
**BESSEMER CITY, NC 28016**

LOT 1 | \$525,000 / ±2,400 SF  
LOT 2 | \$225,000 / ±0.84 ACRES



## PROPERTY OVERVIEW

**201 White Jenkins Rd.** offers a prime storage unit facility for an investor looking for an amazing opportunity! This property boasts secure units, convenient location, and a steady income stream. Explore the potential for solid returns in the thriving storage industry. Don't miss out on this lucrative real estate venture! This storage facility sits on a little over 1 acre and includes 22 units with opportunity for further growth. In addition to the acre lot, an additional .84 lot can be included in this purchase. Opportunity for someone to take over and immediately expand the operation without going through approval processes.

## PROPERTY HIGHLIGHTS

- Lot 1: 1.2 ac w/ 22 unit self-storage building (2,400 sf)
- Final permitting stages for 5 more buildings bringing total unit count to 87
- 8 -10 Boat/RV parking spots on rear property line  
Current building over 75% occupancy
- Lot 2: ±0.84 ac Boat/RV Storage, Fenced in with large gate  
Site can accommodate approximately 24 parking spots for 35' vehicles. Currently 6 spots are rented
- Both properties can be sold separately or together
- Great value add opportunity if built out & rental potential maximized



## AERIAL VIEW



## ZONING MAP



## PROPERTY DETAILS



**201**  
White Jenkins Rd.  
Bessemer City, NC 28016



**Parcel IDs**  
217604, 217605



**Sale Price**  
Lot 1: \$525,000 / 2,400 SF  
Lot 2: \$225,000 / ± 0.84 AC



**Available**  
Lot 1: 1.2 acres with 22 unit self-storage building (2,400 sf)  
Lot 2: ± 0.84 acres Boat/RV Storage, Fenced in w/ large gate 24 parking spots for 35' vehicles Currently 6 spots rented



**Property Tye**  
Commercial | Land



**Population (2024) 5 Mile**  
62,221



**Households (2024) 5 Mile**  
24,499



**Median Household Income**  
\$42,163

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# LOCATION OVERVIEW





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201 White Jenkins Rd., Bessemer City, NC | SELF STORAGE & RV BOAT PARKING | FOR SALE