

Self Storage Lease-Up Opportunity



BE Safe Climate Storage



526 Bowens Mill Road SW
Douglas, GA 31533

Presented by:

**RYAN HANEY, JOSH KOERNER &
FROST WEAVER**

Coastal Storage Group, LLC
904-591-1556 / ryan@coastalstorage.com
904-591-0140 / josh@coastalstorage.com

LIST PRICE: \$2,200,000

INVESTMENT HIGHLIGHTS

- 1.48-acre lease-up opportunity in Douglas, GA
- 16,250 RSF with 133 climate controlled units
- 65% physically occupied and climbing after 12 months
- 24/7 access, fenced and video surveillance
- Great location on Bowens Mill Road (6,900 vpd) a major thoroughfare
- Located close to major retailers such as Chic-Fil-A, Harveys Supermarket, Lowes, Starbucks, Publix and a Walmart Distribution Center, and South Georgia State College is located 1.25 miles away
- Seller's mortgage is assumable





Previously

