

Self-Storage Property  
**FOR SALE**



# BEST AMERICAN STORAGE

Port St Joe, FL 32456

HAGAN MICHAEL

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

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# 141 COMMERCE BLVD

Port St Joe, FL 32456



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## PROPERTY DESCRIPTION

Premier Commercial Group is pleased to offer for sale Best American Storage located in the charming city of Port St. Joe, Florida. The facility consists of 310 rentable units and is housed on 6.71 acres supporting 47,200 of NRSF with a humble ~ 25,000 NRSF of expansion opportunity, allowing the next owner to keep up with the tenant waiting list already in place as well as Florida's population increases (~1000 new residents a day). This facility is currently stabilized, and cash flowing at 91% occupancy and offers excellent frontage on Commerce Blvd. This great location, coupled with the property's impeccable maintenance and attention to detail, makes it the standard for storage in the Port St. Joe market.

## PROPERTY HIGHLIGHTS

- 47,200 NRSF
- ~ 25,000 NRSF of Expansion Opportunity
- 106 Non-Climate Units
- 75 Climate Controlled Units
- 29 Covered Boat / RV Spaces with Wash Stations Provided
- 12 Office Spaces at 1,000 NRSF Each
- Automated Gates with Keypad
- Security Camera Surveillance
- 91% Physical Occupancy (96% Occupancy Excluding Parking)

## OFFERING SUMMARY

Sale Price:	\$6,950,000
Lot Size:	6.71 Acres
Building Size:	47,200 SF

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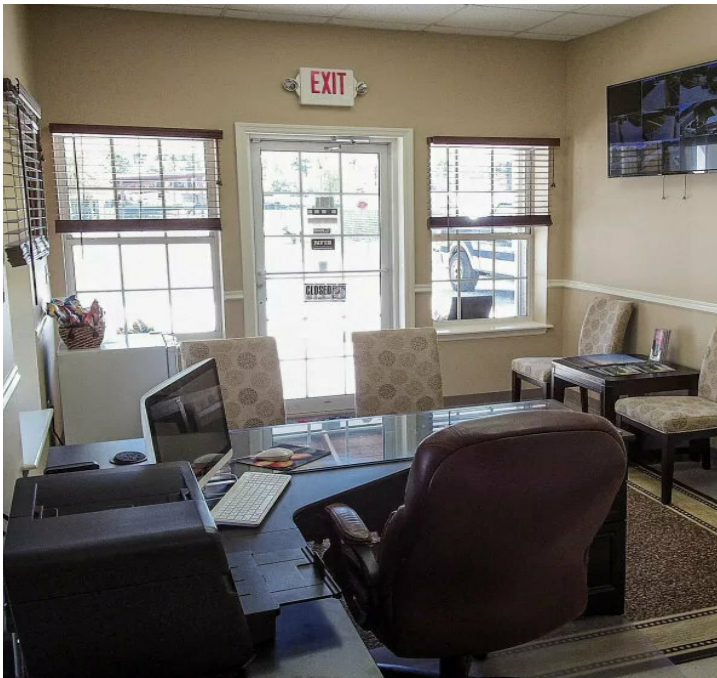


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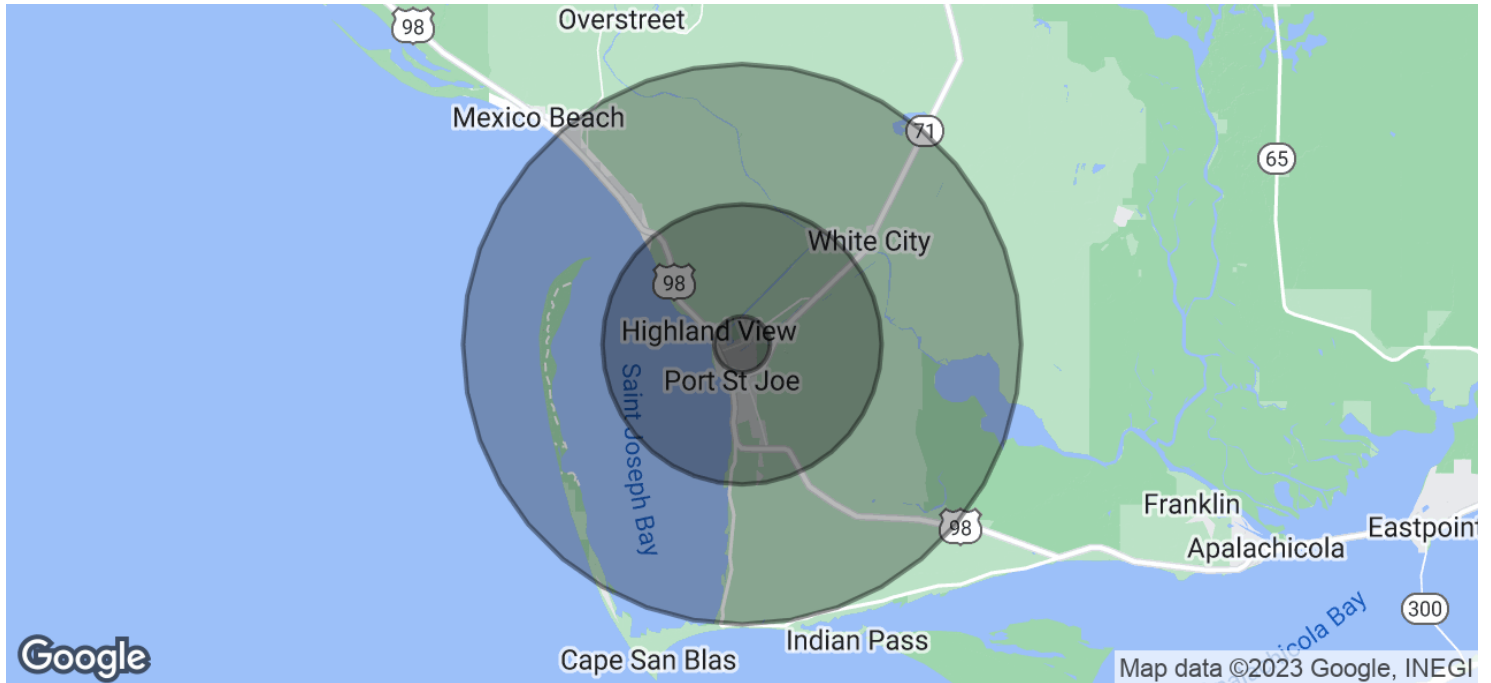
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	228	4,628	7,475
Average Age	47.0	44.8	48.8
Average Age (Male)	44.1	42.4	45.6
Average Age (Female)	50.7	47.2	51.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	148	2,870	5,867
# of Persons per HH	1.5	1.6	1.3
Average HH Income	\$33,982	\$52,351	\$46,276
Average House Value	\$132,011	\$225,955	\$262,526

\* Demographic data derived from 2020 ACS - US Census

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