

Self Storage Facility

830 Buttonwood Dr, Fort Myers Beach, FL 33931



OFFERING SUMMARY

Sale Price:	\$1,175,000
Offered:	AS IS
Number of Units:	39
Lot Size:	0.79 Acres
Building Size:	5,880 SF
NOI:	\$73,500.00
Cap Rate:	6.26%

PROPERTY DESCRIPTION

Unlock a unique investment opportunity with these two premium self-storage and outdoor storage facilities, strategically located at 830 and 890 Buttonwood Dr., on historic San Carlos Island by Fort Myers Beach. Offering unparalleled convenience, security, and flexibility, these properties are a perfect addition to any real estate portfolio.

PROPERTY HIGHLIGHTS

- Income Producing Property
- Prime Location
- Versatile Storage Solutions
- 39 Indoor Units and 44 Outdoor Spaces
- Additional Lot for Additional Outdoor Storage
- Easy access to San Carlos Blvd. off Main St. and at Buttonwood traffic light

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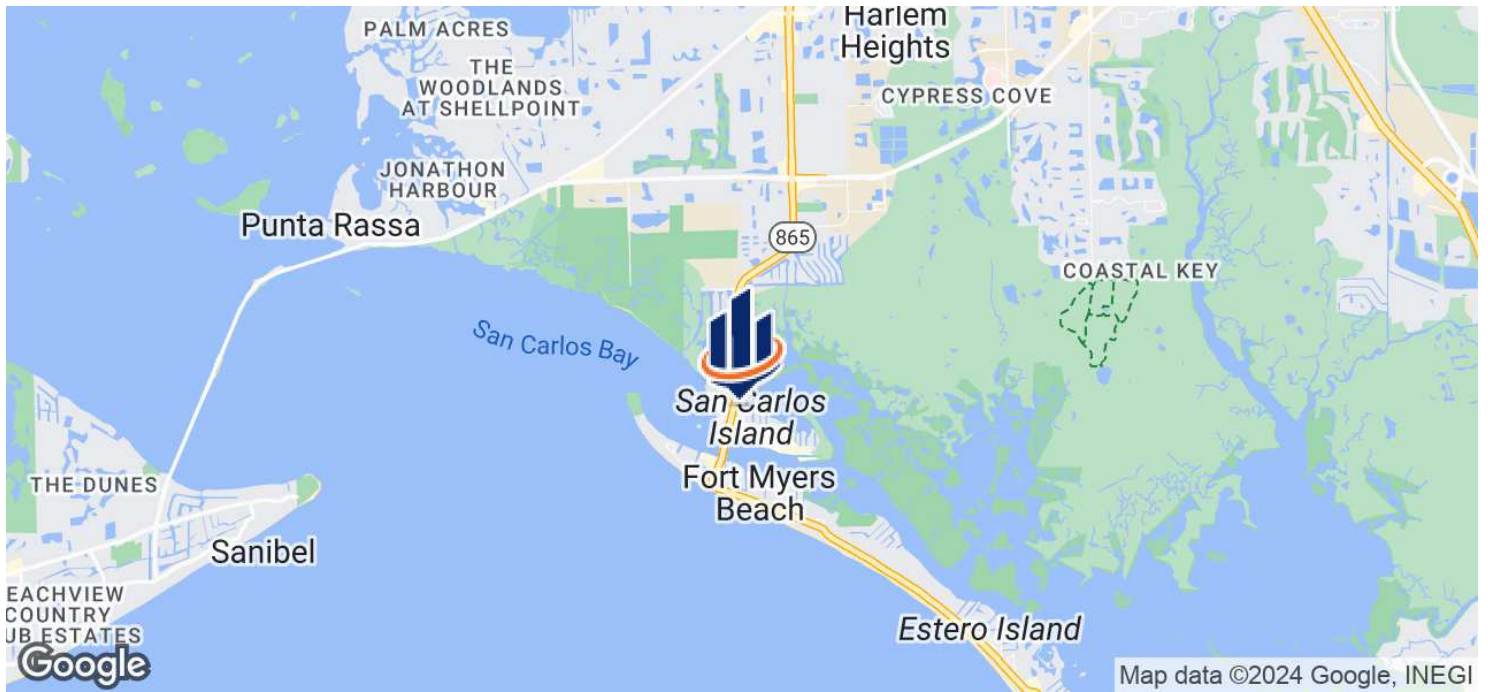
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,348	12,639	42,936
Average Age	65	66	61
Average Age (Male)	65	66	61
Average Age (Female)	66	66	61

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,355	7,155	21,669
# of Persons per HH	1.7	1.8	2
Average HH Income	\$103,006	\$94,144	\$101,073
Average House Value	\$498,337	\$425,428	\$462,298

Demographics data derived from AlphaMap

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