

# Self Storage Investment Opportunity



## Value Storage Units of Pass Christian

5189 Menge Avenue  
Pass Christian, MS 39571

Presented by:

**BILL BARNHILL, CCIM**  
**STUART P. LAGROUE, SR.**

Omega Properties, Inc.  
251-432-1287  
stuart@selfstorage.com



**List Price: \$240,000**

### INVESTMENT HIGHLIGHTS

- 6,000 RSF drive-up self-storage facility
- 1.3 +/- acres on Menge Avenue across the street from Pineville Elementary School
- Room for expansion\*
- Remote managed

### PROPERTY DETAILS

Rentable SF:	6,000
Units:	45
Acres:	1.3 +/-
Built:	2002
Physical Occ.:	92.5%





