

FOR SALE

400 AMPLE CT

400 Ample Ct Sanford, FL 32771



INVESTMENT: SELF STORAGE/ SMALL BAY WAREHOUSE

Shaun Stafstrom

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PROPERTY DESCRIPTION

INVESTMENT OPPORTUNITY:

Self Storage/ Small Bay Warehouse property in Sanford.

34,500 +/- SF total project comprised of five buildings on 2.51 acres.

21,900 +/- SF total self storage space

- 4,200 +/- climate controlled self storage.

12,600 +/- SF of small bay warehouse units

- (4) 1,250 SF units
- (2) 2,500 SF units
- (1) 1690 SF unit
- (1) 910 SF unit (on-site management office)

**each unit has a small office and bathroom

Overnight Parking: (16) fenced and gated parking spots for lease

OFFERING SUMMARY

Sale Price:	\$3,600,000
Lot Size:	2.51 acres
Building Size:	34,500 SF
NOI:	\$271,351.98

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Total Property:	34,500 +/-SF
Bldg 1:	4,200 +/-SF (100% AC)
Bldg 2:	4,500 +/- SF
Bldg 3:	5,640 +/- SF
Bldg 4:	7,560 +/- SF
Bldg 5:	12,600 +/- SF
Land Area:	2.51 acres
Sanford Zoning:	RI-1
Year Built:	1984
Construction:	Steel/pre-engineered

ADDITIONAL FEATURES:

- Fenced & gated property
- 24 hr. access
- Security System
- On-sight manager

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Income Statement	Current	Projected Proforma (EOY 2026)
Revenue		
Self-Storage Income	\$ 194,992.56	\$ 202,831.26
Warehouse Income	\$ 172,200.00	\$ 200,420.00
Parking Income	\$ 9,900.00	\$ 9,900.00
Other Income (i.e. Late Fees)	\$ 3,731.42	\$ 3,731.42
Total Revenue	\$ 380,823.98	\$ 416,882.68
Operating Expenses		
Advertising	\$ -	\$ -
Bank Fees	\$ 60.00	\$ 60.00
Business Licenses	\$ 250.00	\$ 250.00
Internet	\$ 1,752.00	\$ 1,752.00
Legal and Professional Services	\$ 2,400.00	\$ 2,400.00
Office Supplies	\$ 600.00	\$ 600.00
Payment Processing Fees	\$ 6,360.00	\$ 6,360.00
Payroll Expenses	\$ 25,500.00	\$ 25,500.00
Property Insurance	\$ 18,800.00	\$ 18,800.00
Property Taxes	\$ 37,050.00	\$ 37,050.00
Repairs and Maintenance	\$ 1,500.00	\$ 1,500.00
Software & Apps	\$ 2,700.00	\$ 2,700.00
Reserves	\$ 12,500.00	\$ 12,500.00
Utilities	\$ -	\$ -
Electricity	\$ 6,000.00	\$ 6,000.00
Water & Waste Removal	\$ 7,600.00	\$ 7,600.00
Total Operating Expenses	\$ 109,472.00	\$ 109,472.00
NET INCOME	\$ 271,351.98	\$ 307,410.68

Occupancy rate: 90.02%
Self-Storage: 83.48%
Warehouse: 100%

Projected Proforma - Occupancy rate: 92.45%
Self Storage: 87.50%

Warehouse: 100% -- \$16.00 Sf/yr. MG for (2) 2,500 SF units & \$18.00 Sf/yr. MG for (4) 1,250 SF units & (1) 1,690 SF unit --

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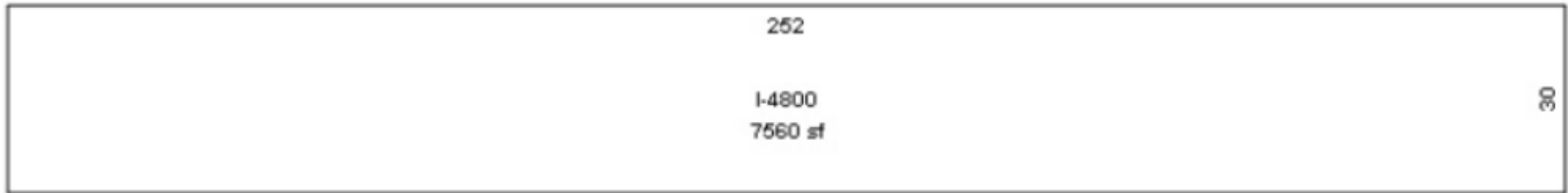
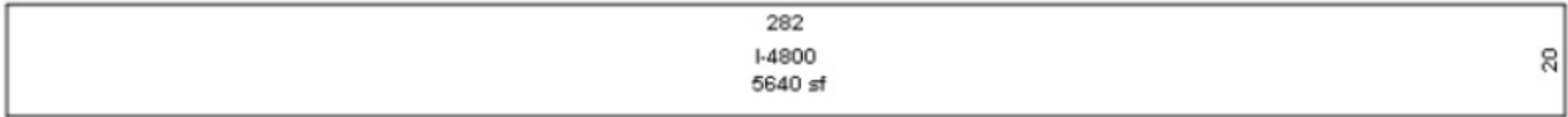


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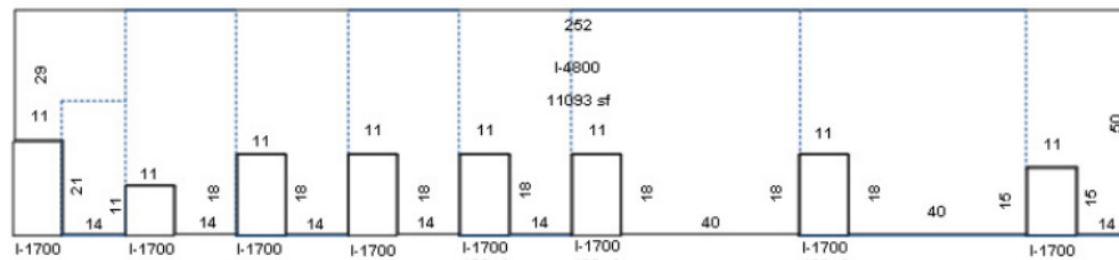
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Self Storage Units



Small Bay Warehouse Units



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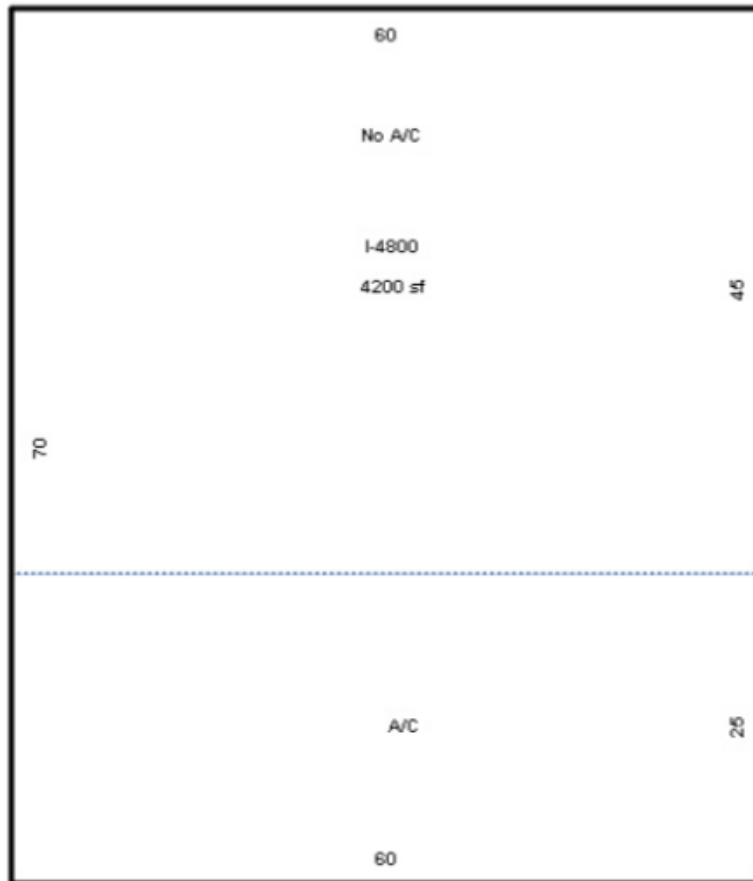
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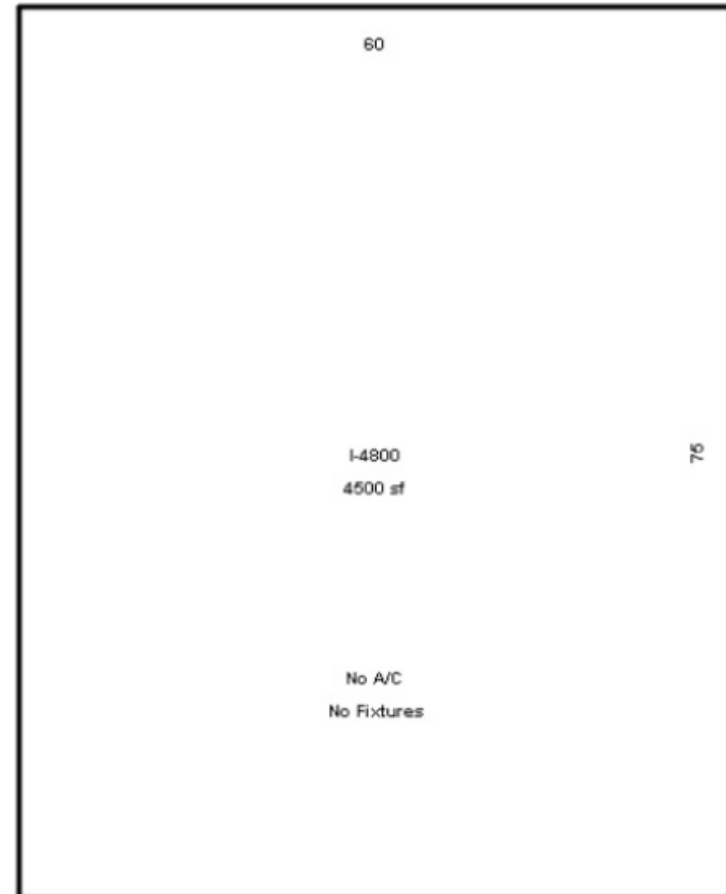
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Climate Controlled Self Storage



Self Storage Units



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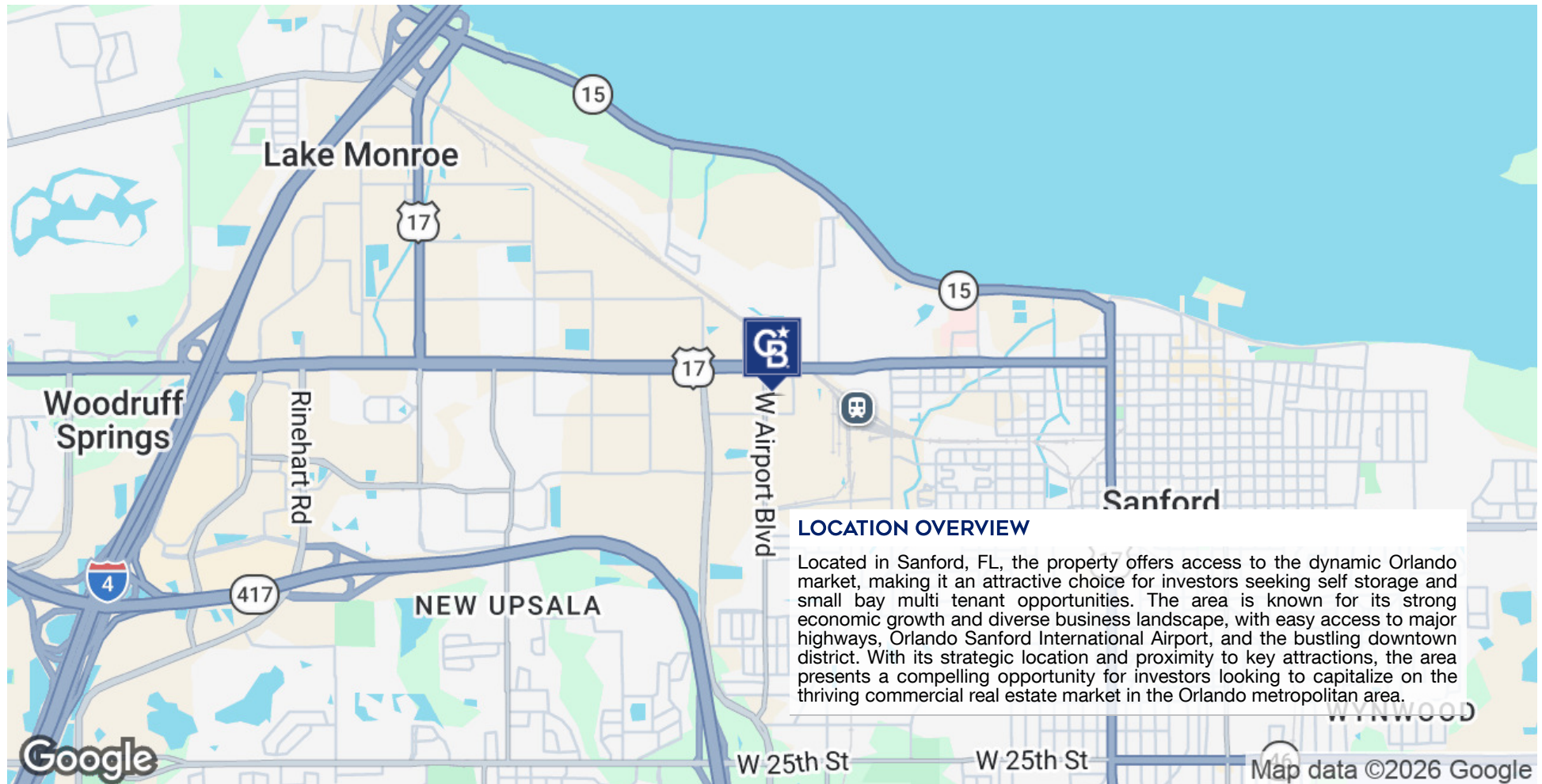


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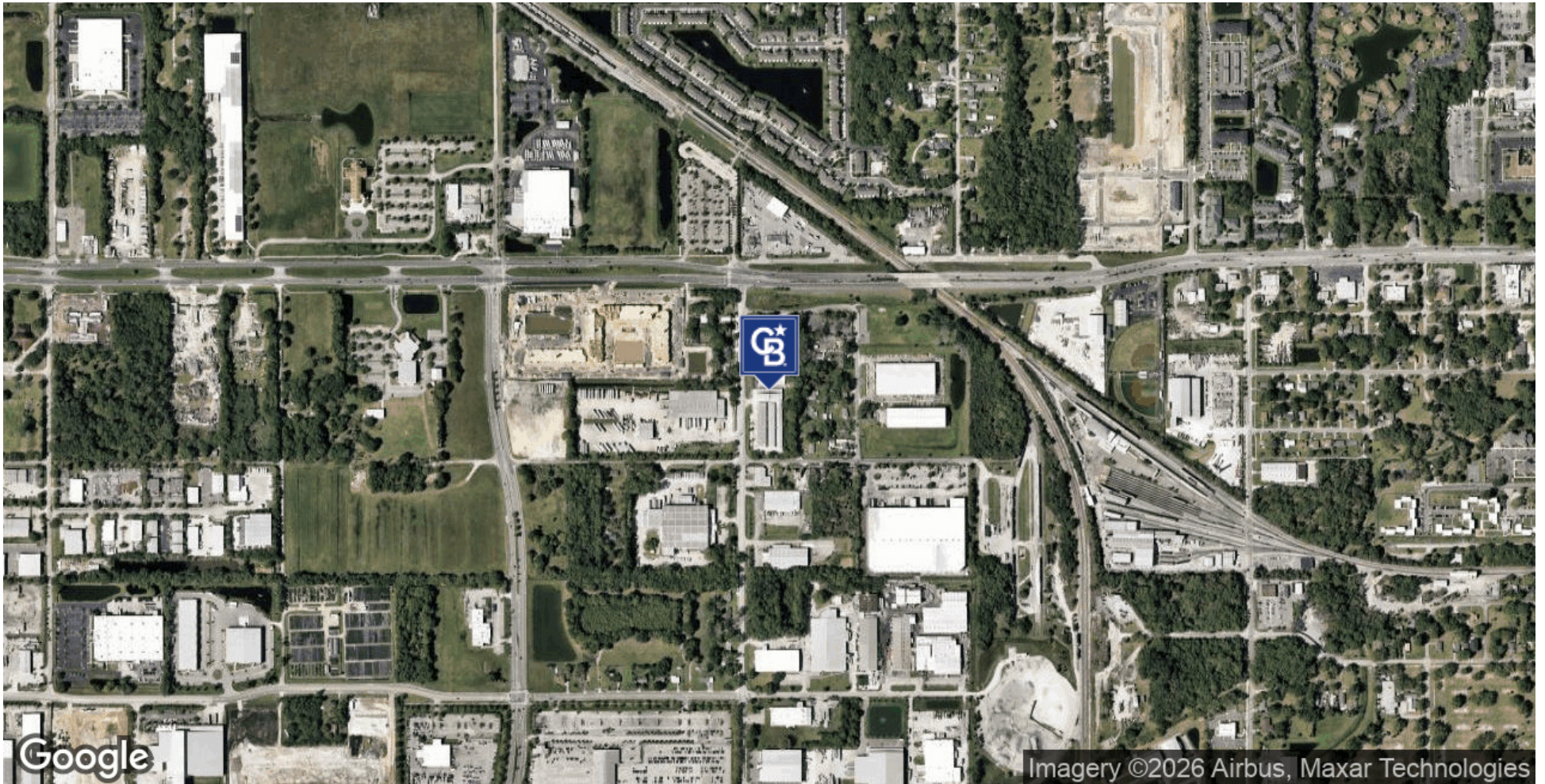


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