

# FOR SALE

## SELF STORAGE & RETAIL

1633 Toledo Road, Elkhart, IN 46516



6,600 SF Total Space | 5,000 SF Total Rentable Space | Sale Price: \$499,999 (\$75.75/SF) | Two Parcels



The Facility contains 46 Units along with one occupied Retail space totaling 5,000 net rentable square feet. The current Storage Unit Occupancy Rate is 30%. This Property is not fully occupied, and with stabilized growth, could present ownership an opportunity to capture higher rents and more income.

- 5,000 Net Rentable SF
- 0.77 Acres on Two (2) total parcels
- 46 storage units, varying size options
- 1 Retail Space; Tenant is signed through most of 2026, \$1,200/month (Modified Gross Lease)
- 10+ parking spaces
- High Daily Traffic Counts: 9,300 vehicles/day off Toledo Rd.
- Dense Surrounding Population: nearly 100,000 residents live within a 5-mile radius of property
- Newly installed security cameras and updated entry gate for additional privacy
- 2024 Payable 2025 Property Tax: \$10,244 (Two parcels)



**Greg Carroll**

Broker

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**Pinnacle Properties**

418 S. Main Street

Elkhart, IN 46514



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# Potential Storage Unit Income (\$4,219 Monthly)

## 46 Total Units

Unit	Size	Rent
A1	10 x 20	\$145
A2	10 x 10	\$89
A3	10 x 10	\$89
A4	10 x 10	\$89
A5	10 x 10	\$89
A6	5 x 10	\$59
A7	5 x 10	\$59
A8	5 x 10	\$59
A9	5 x 10	\$59
A10	10 x 10	\$89
A11	10 x 10	\$89
A12	10 x 10	\$89
A13	10 x 10	\$89
B14	10 x 10	\$89
B15	10 x 10	\$89
B16	10 x 10	\$89
B17	10 x 10	\$89
B18	5 x 10	\$59
B19	5 x 10	\$59
B20	5 x 10	\$59
B21	5 x 10	\$59
B22	10 x 10	\$89
B23	10 x 10	\$89
B24	10 x 10	\$89
B25	10 x 10	\$89
C26	10 x 10	\$89
C27	10 x 10	\$89
C28	10 x 10	\$89
C29	10 x 10	\$89
C30	5 x 10	\$59
C31	5 x 10	\$59
C32	5 x 10	\$59
C33	5 x 10	\$59
C34	10 x 10	\$89
C35	10 x 10	\$89
C36	10 x 10	\$89
C37	10 x 10	\$89
D38	10 x 20	\$170
D39	10 x 20	\$129
D40	10 x 20	\$129
D41	10 x 20	\$129
D42	10 x 20	\$145
D43	10 x 20	\$129
D44	10 x 20	\$129
D45	10 x 20	\$145
D46	10 x 20	\$125

