



SELF STORAGE SALES NETWORK

Self Storage Conversion Opportunity



Skyline Storage

4025 Lexington Road

Athens, GA 30605

HIGHLIGHTS

- This is a conversion deal on a former grocery store property
- Total land is 5.148 acres and is already zoned and permitted for self storage development
- The site is on a signalized pin corner with only a Krystal on the pin. Double street front.
- Traffic is strong as is adjacent retail such as Lowe's, Walgreens, etc.
- 81,498 RSF with 68% being climate control, 32% being drive up dry.

FINANCIAL DATA

Price	\$6,750,000
Total Units	786
Total Square Feet	Currently 42,000 SF (former store); after conversion 54,873 total SF (climate control); additional 26,625 SF of outside dry on adjacent land
Total Land Area	5.148 Acres

Mike Patterson, CCIM

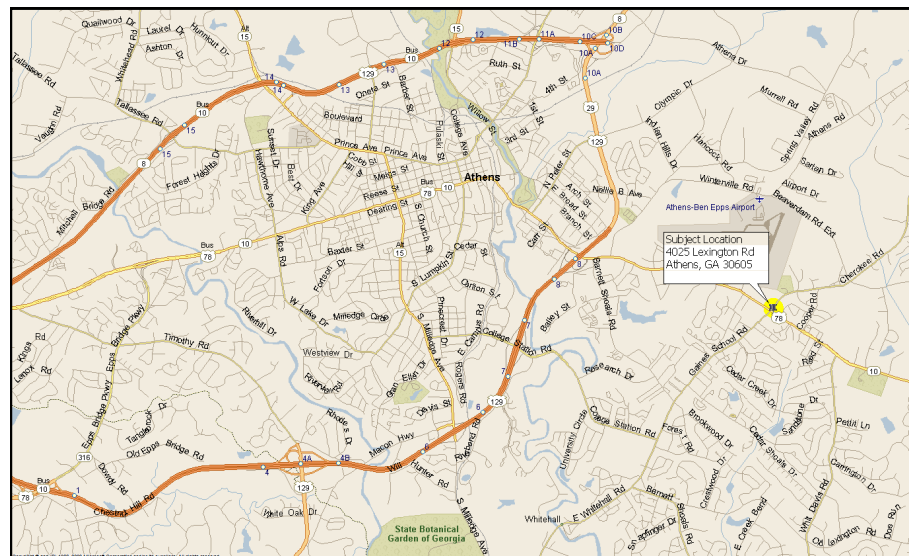
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