

Self Storage C of O Opportunity



MCS Mini-Storage C of O Opportunity

3115 Gillionville Road
Albany, GA 31721

Presented by:

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PRICE IMPROVEMENT: \$2,900,000

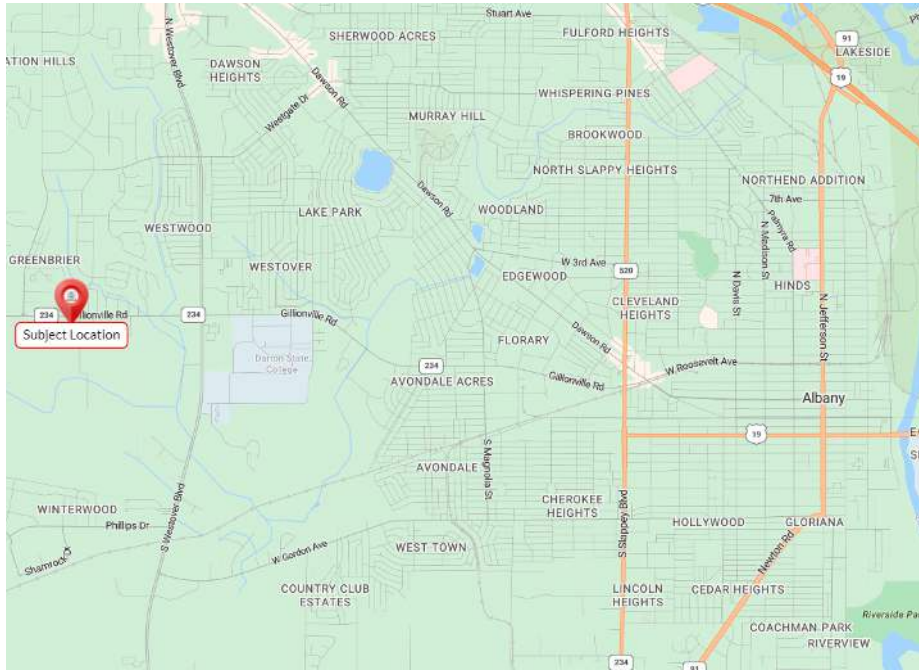
INVESTMENT HIGHLIGHTS

- Brand new 3.85-acre self-storage C of O opportunity - will receive C of O in May 2024
- 11 buildings comprised of 44,100 NRSF which includes 330 climate and non-climate drive-up units
- Lighted, landscaped, and gated with security cameras
- 14,600 AADT per day
- Located on Gillionville Road behind Mike's Country Store, a major city thoroughfare and local hotspot

PROPERTY DETAILS

Total Rentable SF: 44,100
Year Built: 2023
Number of Units: 330
Acreage: 3.85





Argus Self Storage Advisors and Coastal Storage Group, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.