

# Self Storage C of O Opportunity



## MCS Mini-Storage C of O Opportunity

3115 Gillionville Road  
Albany, GA 31721

Presented by:

### **JOSH KOERNER, RYAN HANEY & FROST WEAVER**

Coastal Storage Group, LLC

904-591-0140 / josh@coastalstorage.com

904-591-1556 / ryan@coastalstorage.com

**PRICE IMPROVEMENT: \$2,400,000**

### INVESTMENT HIGHLIGHTS

- Brand new 3.85-acre self-storage C of O opportunity
- 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

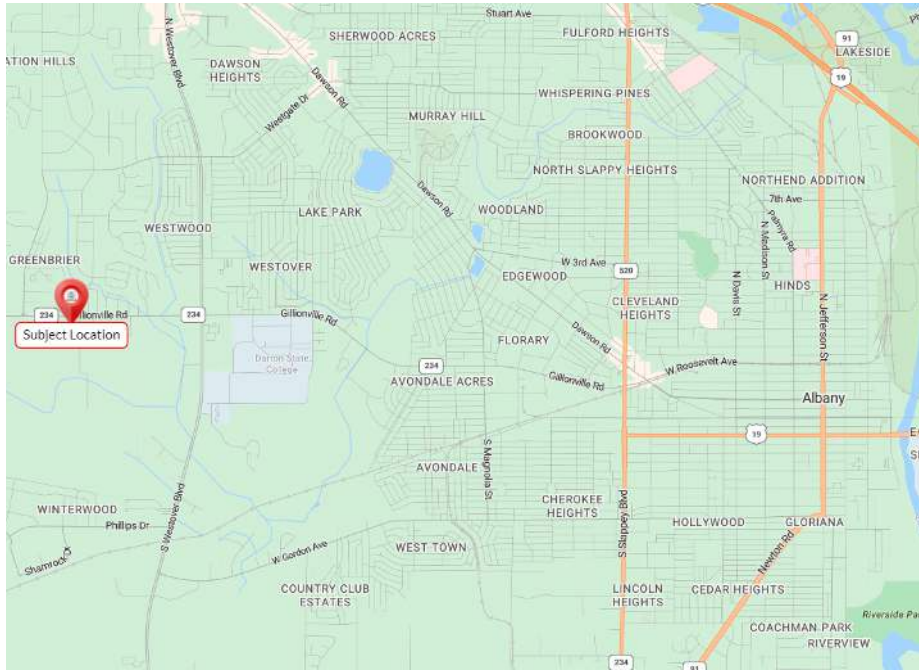
Total Rentable SF: 44,100

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 it's accuracy. Buyer to conduct their own due diligence.