Self Storage Investment Opportunity



Valdosta Climate Controlled Storage

4296 Bemiss Road Valdosta, GA 31605

Presented by:

JOSH KOERNER & FROST WEAVER

Weaver Realty Group, Inc. FL 904-591-0140 jkoerner@weaver-realty.com

RYAN HANEY

Weaver Realty Group, Inc. FL 904-591-1556 rhaney@weaver-realty.com

LIST PRICE: \$3,450,000

INVESTMENT HIGHLIGHTS

- Received C/O August 2023 and quickly started renting units—over 20 in 40 days!
- 4.06-acre self-storage lease-up and development opportunity
- Phase 1 includes 23,000 GSF with 157 climate-controlled drive-up units
- Phase 2 site plan approved for an additional 17,000 GSF
- Fully automated access and security cameras
- Contactless facility
- 4.24 square foot per capita of storage
- Located on Bemiss Road, a major city thoroughfare with over 32,000 cars per day

PROPERTY DETAILS

Total Rentable SF: 19,150

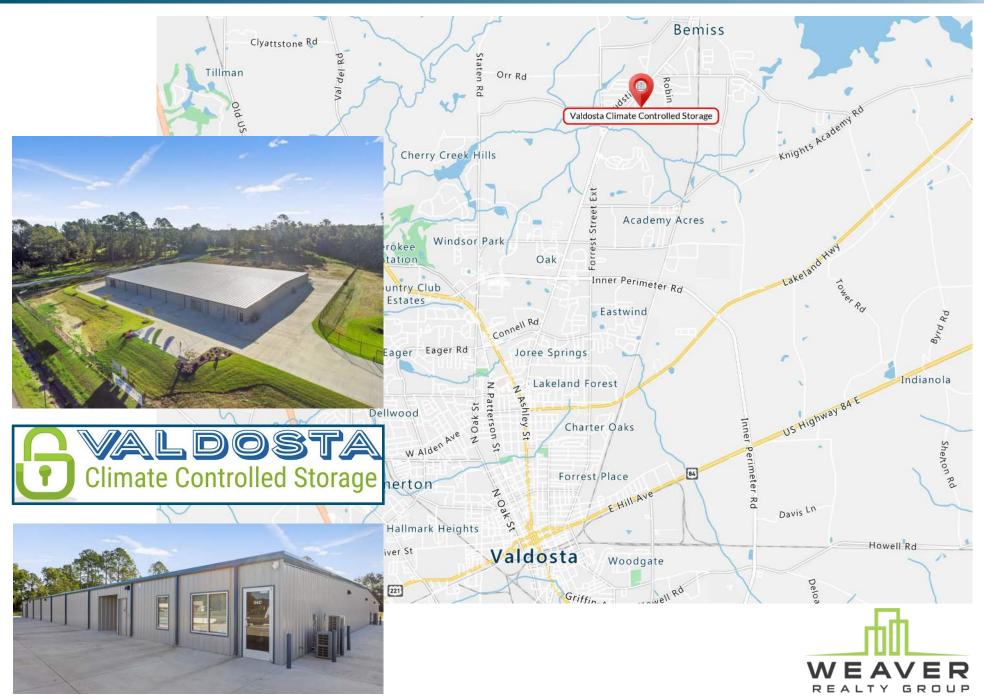
Year Built: 2023

Number of Units: 157

Acreage: 4.06

Land for Expansion: Yes





Argus Self Storage Advisors and Weaver Realty Group, Inc. 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.