

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Belair Storage

3011 Belair Street
Pascagoula, MS 39567

Presented by:

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LIST PRICE: \$4,800,000

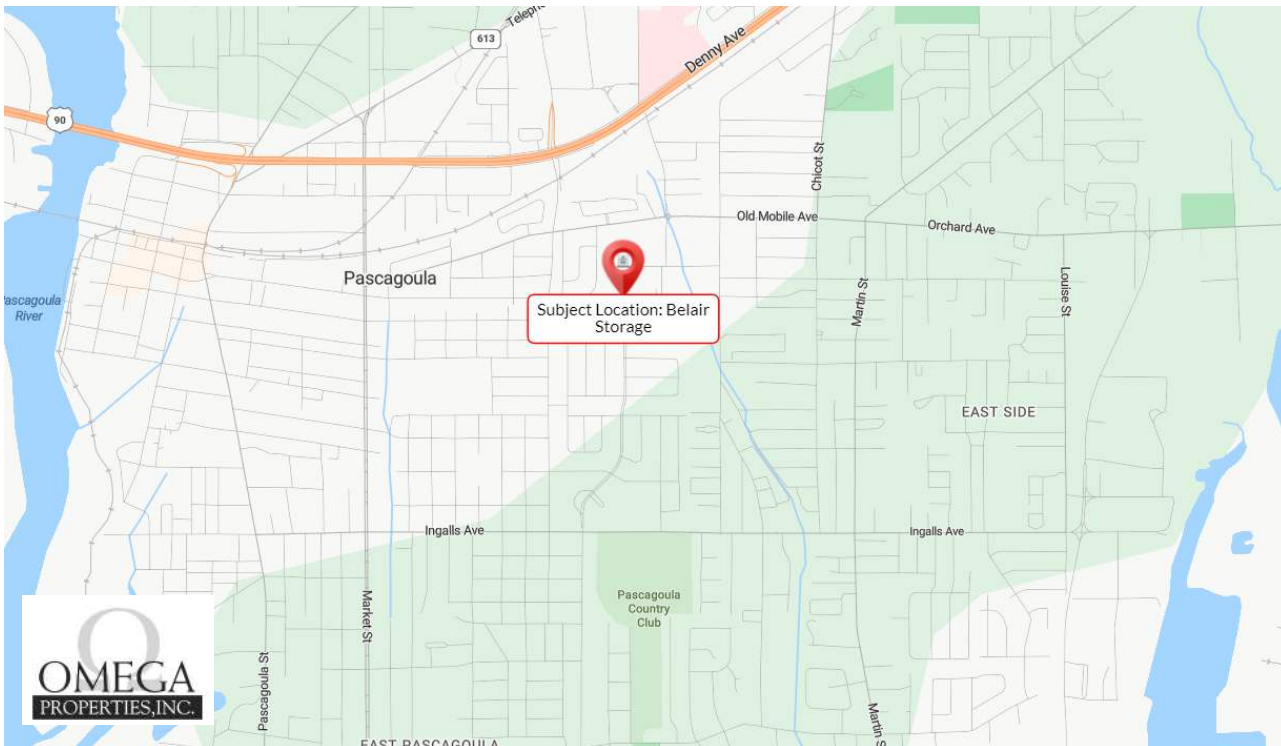
INVESTMENT HIGHLIGHTS

- Excellent location with excellent visibility
- Fully fenced and gated with keypad access
- Includes climate control, non-climate Control and open boat/RV parking
- Room for expansion

PROPERTY DETAILS

Rentable SF:	<u>56,180</u>
	17,120 – climate control
	30,100 – non climate control
	8,960 – boat/RV parking
Number of Units:	444
Year Built:	1995 (various expansion over the years)
Acreage:	3.53+/-
Physical Occ:	89.1%





Argus Self Storage Advisors and Omega Properties, 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.