

# Self Storage/BoatRV Development Opportunity—Permit Ready

**ARGUS**  
SELF STORAGE ADVISORS

## Daytona Beach MSA Self Storage/BoatRV Development Opportunity— Permit Ready

1704 N. Nova Road  
Holly Hill, FL 32117

Presented by:

**JOSH KOERNER & FROST WEAVER**

Coastal Storage Group, LLC

904-591-0140

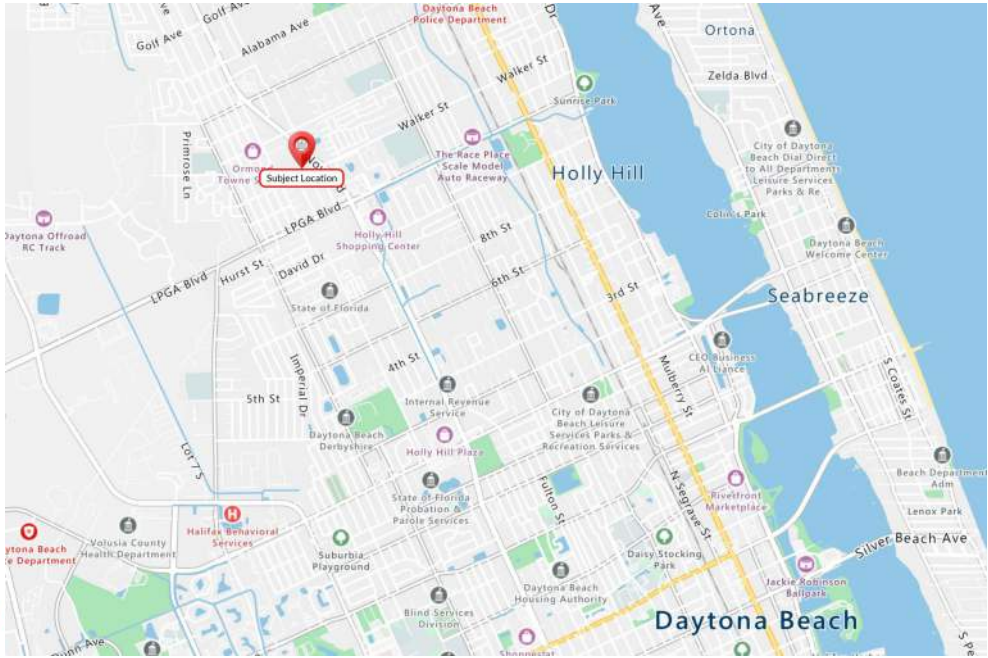
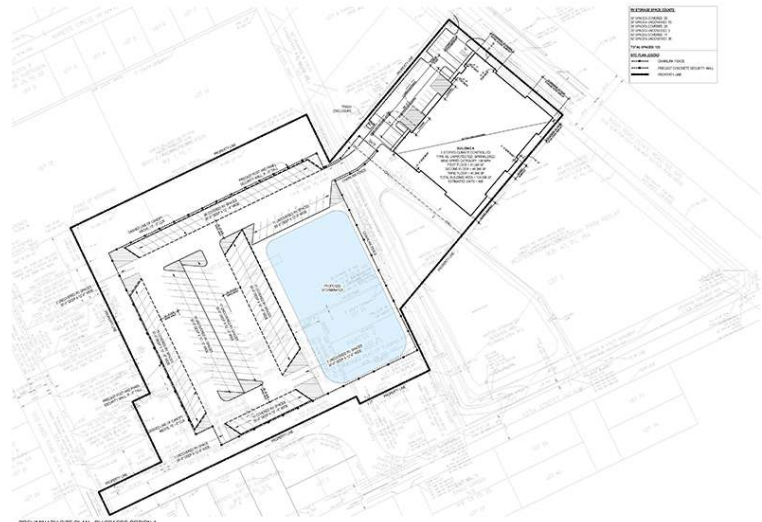
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**LIST PRICE: \$2,900,000**

### INVESTMENT HIGHLIGHTS

- 11 +/- ac Self Storage with Boat/RV parking Development Site in the Daytona Beach, FL market, convenient to both the beaches and Margaritaville/I-95 new residential growth
- Proposed 3-story 124,000 GSF Class A storage facility on the front 2 acres has BUILDING PERMIT READY TO BE PICKED UP and can start immediately (buyer to pay all permit / impact fees)
- Proposed 72 covered and 51 uncovered Boat/RV parking on the rear 9 acres has fully approved PD with significant pre-engineering. Buyer may complete building plans and obtain full permits within approx. 120 days (i.e. 2Q 2024 construction start)
- Adjacent to family-owned boat dealership operating since 1973
- 268' frontage along Nova Rd with 28,500 cars per day
- Population 73,000 within 3 miles; 122,000+ within 5 miles and AHHI \$68k
- Heavy residential and retail development in the market area





**HOLLY HILL STORAGE**  
BRAINTREE PROPERTIES

PRELIMINARY SITE PLAN



Previously



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