

Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS

Self Storage Development Site

2530 17th Street
Sarasota, FL 34234

Presented by:

JOSH KOERNER & FROST WEAVER

Coastal Storage Group, LLC

904-591-0140

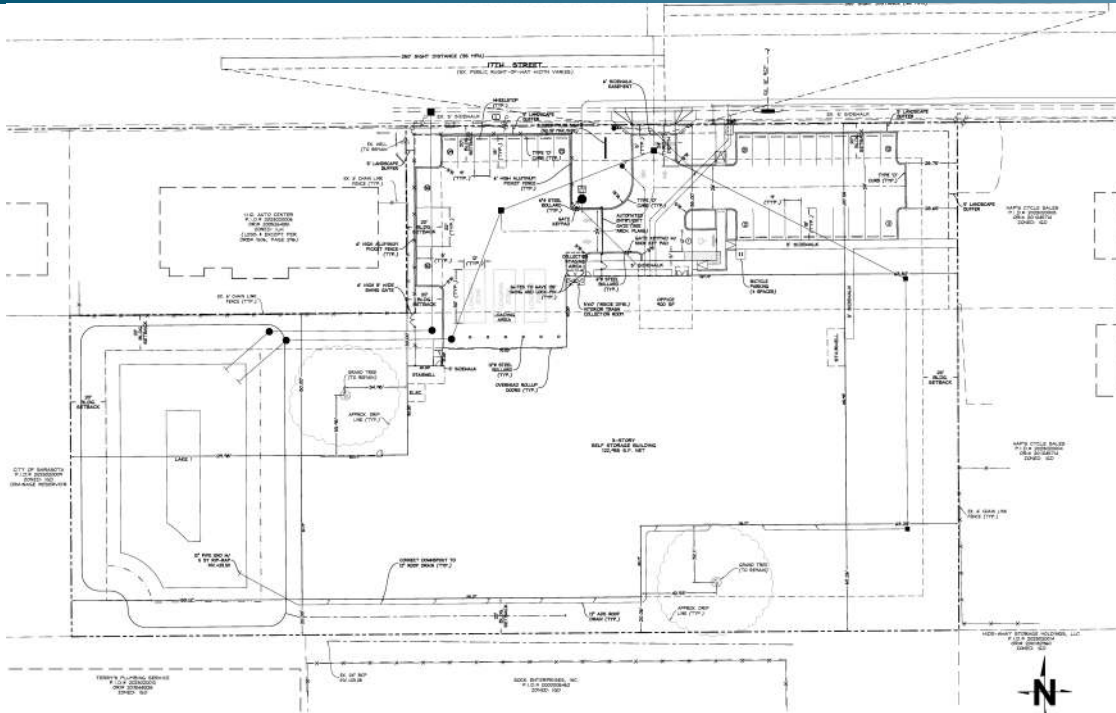
jkoerner@weaver-realty.com

LIST PRICE: \$2,700,000

INVESTMENT HIGHLIGHTS

- +/-2.83-acre self storage development opportunity in Sarasota, Florida
- 3-story 122,955 GSF Class A climate controlled storage building
- 874 units totaling 92,175 NRSF
- 311 feet of frontage along 17th St (14,200 AADT)
- Less than a mile to US Hwy 301 (46,000 cars per day)
- Densely populated with over 80,000 people within 3 miles with an AHHI of \$109,647
- Significant residential development in the market area
- Sale contingent upon Seller providing site plan approval

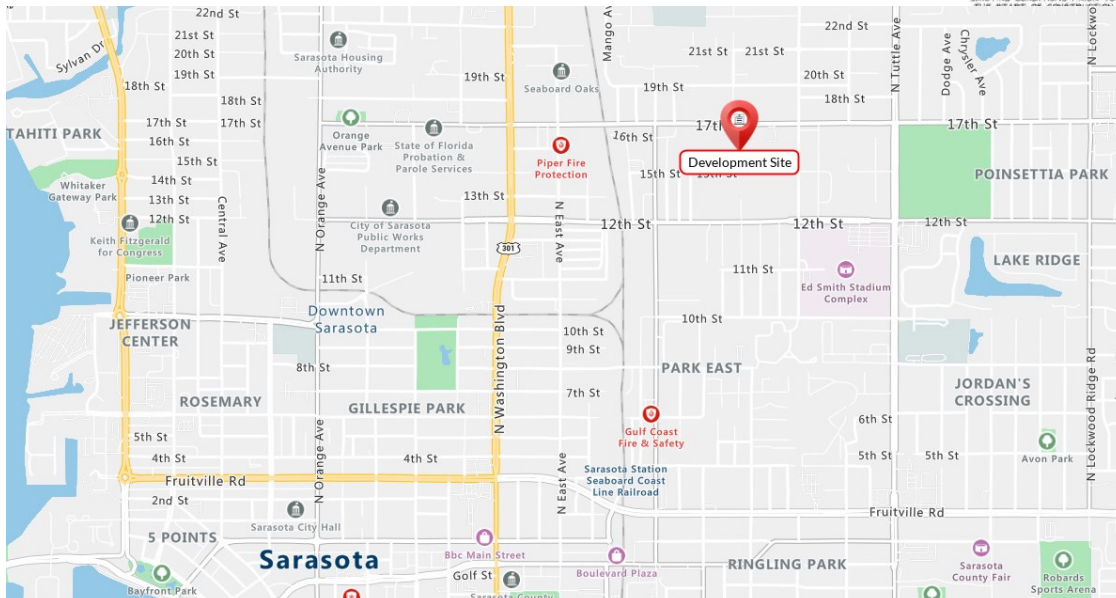




NOTE:
 THERE IS NO OUTDOOR STORAGE PROVIDED WITH THIS PROJECT.
 THERE WILL BE ONE 40 GALLON ROLL CANS FOR RUBBER
 AND RECYCLING. THESE MUST BE USED CAREFULLY TO BE STORED IN
 THEIR COLLECTION BINS.

CONTRACTOR TO VERIFY ALL
 EXISTING CONDITIONS PRIOR TO
 CONSTRUCTION.

SCALE IN FEET



Previously



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.