Self Storage Investment Opportunity



Self Storage Advisors

County Road 64 Storage

Main Location: 10870 County Road 64 Daphne, AL 36526

Annex Location: 10371 County Road 64 Daphne, AL 36526

Presented by:

BILL BARNHILL, CCIM SHARON R. WRIGHT, CCIM STUART P. LAGROUE, SR. BRIAN G. ROWLEY

Omega Properties, Inc. 251-432-1287 stuart@selfstorage.com



LIST PRICE: \$10,900,000

MAIN LOCATION INVESTMENT HIGHLIGHTS

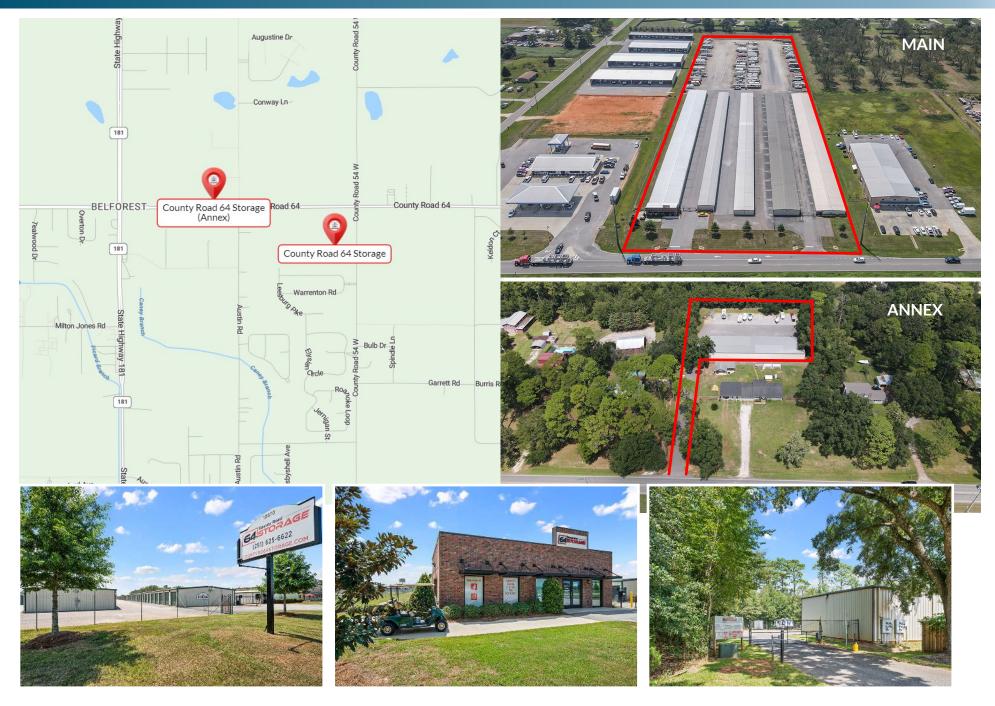
- 671 total units: 224 climate controlled, 282 non-climate, 165 boat/RV parking spaces
- On-site office with attached garage for company use and storage
- 9.77 +/- acres fully fenced and gated
- Electronic keypad access

ANNEX LOCATION INVESTMENT HIGHLIGHTS

- 15 open boat/RV parking spaces
 - 9 (20x50) fully enclosed warehouse spaces
 - 1.10 +/- acres fully fenced and gated
- Electronic keypad access

PROPERTY DETAILS

Rentable SF:	92,700 (climate control, drive-up and enclosed warehouse units) + 74,100 open boat/RV parking
Number of Units:	506 (224 climate + 282 drive-up) 180 open boat/RV parking spaces 9 fully enclosed warehouse spaces
Year Built:	2007, 2017, 2018 & 2019
Acreage:	9.77+/- (Main) / 1.10+/- (Annex)
Physical Occ:	81%



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.