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:

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LIST PRICE: \$10,900,000

MAIN LOCATION INVESTMENT HIGHLIGHTS

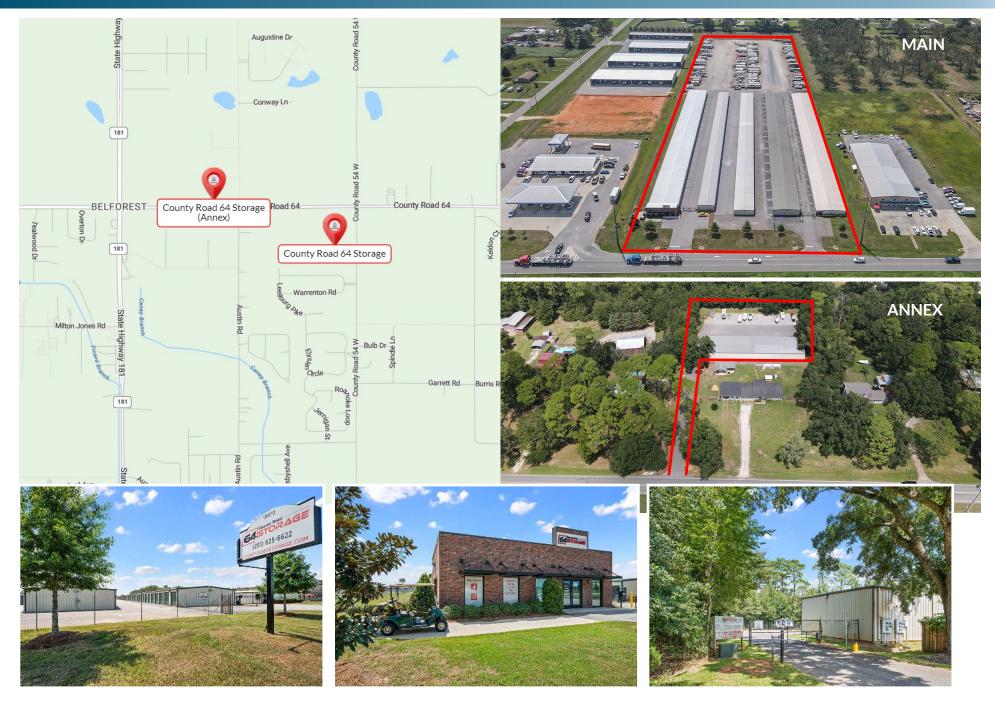
- 671 total units: 224 climate controlled, 282 non-climate, 165 boat/RV parking spaces
- On-site office with attached garage for company use and storage
- 9.77 +/- acres fully fenced and gated
- Electronic keypad access

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% |



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