

# Self Storage Portfolio Investment Opportunity



SELF STORAGE ADVISORS

## A+ Mini Storage of Pensacola

6155 N. Palafox St.  
Pensacola, FL 32503  
&

## A+ Mini Storage of Downtown Pensacola

2285 W. Navy Blvd.  
Pensacola, FL 32505

Presented by:

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**UNPRICED: CALL FOR OFFERS**  
**OFFERS DUE: JUNE 5, 2024**

## INVESTMENT HIGHLIGHTS

- Class A, Institutional-Quality Properties
- Excellent Visibility & High Traffic Counts
- Combined Total of 1,897 Units and 284,725 Rentable Square Feet
- Click [HERE](#) for Palafox Drone Video
- Click [HERE](#) for Downtown Drone Video

## PROPERTY DETAILS

Rentable SF:

Palafox	131,350
Downtown	153,375

Number of Units:

Palafox	908
Downtown	989

Year Built:

Palafox	1995-2023
Downtown	2018-2023

Acreage:

Palafox	7.77+/-
Downtown	7.06+/-





