

# Boat & RV Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Coastal Boat and RV Storage

115 McKinna Place  
Brunswick, GA 31520

Presented by:

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**LIST PRICE: Unpriced**

**Call for Offers Due: July 17, 2024**

### INVESTMENT HIGHLIGHTS

- Boat & RV storage lease-up opportunity in the growing market of Brunswick, GA
- 53% occupied with room to expand; enclosed bays 100% occupied
- Sale includes 5 parcels with a combined 5.26 +/- acres of Boat & RV parking including 2 buildings with fully enclosed parking spaces
- Front building is 8,460 SF including a 2 office spaces plus 5 large 20x60 fully enclosed bays housing Class A motorhomes and high-end boats
- Back building is 3,600 SF with 11- 10x30 fully enclosed bays, currently leased to a utility company with a remaining 2-year term
- 3-acres of paved outdoor parking allowing for roughly 115 parking spaces
- 24,800 AADT with over 490 feet of frontage along Norwich Street Extension
- Proximity to Sea, Jekyll, and St. Simons Islands with heavy recreational areas and elite residential communities with strict HOA regulations
- Locally owned and operated with limited marketing and advertising
- 2 acres of additional land for sale for expansion







Previously

