

Self Storage Investment Opportunity



Williston Storage

Williston
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Storage

419 & 507 SE 6th Street
Williston, FL 32696

LIST PRICE: \$1,450,000

INVESTMENT HIGHLIGHTS

- Fully stabilized self-storage investment opportunity in Williston, FL
- 9% Cap rate (Year 1) with 50% owner financing @ 6% for 14 years
- 2 parcels with combined total of 1.4 acres
- 1 building with 8,750 GSF of single-story interior climate-controlled storage built in 2007
- 3 buildings totaling 5,125 GSF of fully-fenced warehouse space with an office, 2 bathrooms, electric rollup bay doors, electric hookups, and air compressors
- New metal roofs on Buildings 2 and 3; Building 2 has had exterior metal replaced
- 20 Boat/RV parking spaces or room for Boxwell units
- Mini storage occupancy 95%+ with a waiting list
- Remotely managed with keypad entry

PROPERTY DETAILS

Total Rentable SF: 7,475
Year Built: 1977, 2003, 2007
Number of Units: 56
Acreage: 1.40

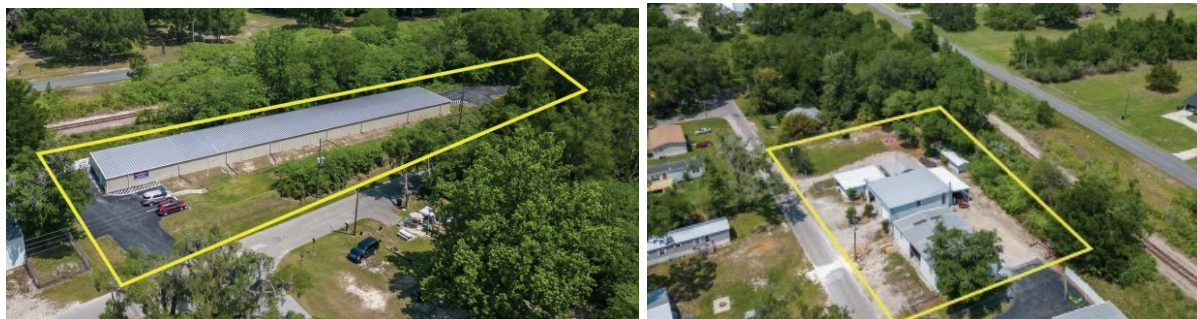
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