

# Boat & RV Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## FatBoys Boat & RV Storage



21806 Co Rd 49  
Silverhill, AL 36576

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**LIST PRICE: \$1,750,000**

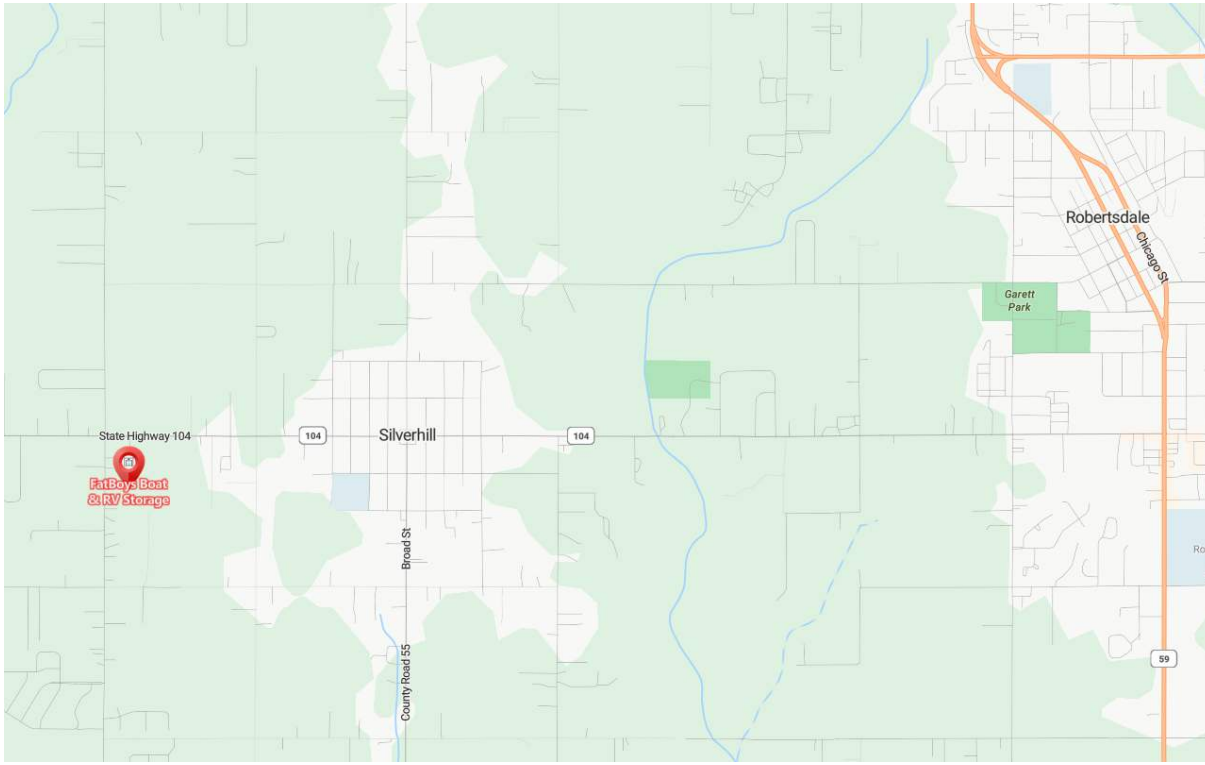
## INVESTMENT HIGHLIGHTS

- Newly-constructed Boat & RV facility with 60 covered parking spaces, 400 SF each (10x40), water and power available at each space
- Total of 30,000 SF (two buildings at 12,000 SF each and 15 open parking spaces)
- 1.65+/- acres, fully fenced and electric keypad gate
- High growth area
- Excellent visibility

## PROPERTY HIGHLIGHTS

<b>Acreage:</b>	1.65
<b>Year Built:</b>	2024
<b>RSF:</b>	30,000
<b>Units:</b>	60 covered + 15 open spaces
<b>Physical Occ.:</b>	40%





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