

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

South Georgia Storage

1201 W. 12th St.
Alma, GA 31510

LIST PRICE: \$350,000

INVESTMENT HIGHLIGHTS

- Stabilized Self-Storage Facility on .73 acres in Alma, Georgia
- 5,600 NRSF of Drive-up Non-Climate Storage Built in 1994
- Great visibility on major thoroughfare GA Highway 32 with 8,180 AADT
- Seller purchased the facility in June of 2024 with 0% occupancy
- Significant lease-up with 90% occupancy in 8 months
- Great Facility for entry into the self-storage business with stable rents
- Easy to run remotely

PROPERTY HIGHLIGHTS

County:	Bacon
Parcel ID:	033 317058
RSF:	5,600
Units:	59
Physical Occ.:	90%
Acres:	.73
Built:	1994

Presented by:

**RYAN HANEY, JOSH KOERNER &
FROST WEAVER**

Coastal Storage Group, LLC
904-591-1556 / ryan@coastalstorage.com
904-591-0140 / josh@coastalstorage.com

