

Self Storage Investment Opportunity



South Georgia Storage (Main Location)

3025 Napier Avenue
Macon, GA 31204

Presented by:

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

Coastal Storage Group, LLC

904-591-1556 / ryan@coastalstorage.com

904-591-0140 / josh@coastalstorage.com

LIST PRICE: \$289,000

INVESTMENT HIGHLIGHTS

- Lease Up Self-Storage Facility on .78 +/- acres in Macon, Georgia
- Total of 4 Buildings with block construction and metal roofing
- 10,975 GSF including 8,125 RSF of mix of non-climate and indoor storage with 2,000 SF of office/retail space
- 3 Storage buildings include 60- 10 x12.5 non-climate storage units totaling 7,500 RSF
- Retail building includes 5 -10 x 12.5 indoor storage units totaling 625 RSF, with a separate 2,000 GSF office/retail space with a bathroom
- Upside by converting the 2,000 SF office into additional climate-controlled storage or lease as a NNN Retail space
- Fully-fenced storage buildings
- 165 feet of frontage on Napier Avenue with 7,770 AADT
- Surrounded by residential neighborhoods and businesses with easy access to Highway 41
- Potential for vehicle/outdoor storage behind the office building
- Easy to run remotely making this a great facility for entry into the self-storage business
- Sold AS-IS, below replacement value and priced at \$26/SF for a quick sale

PROPERTY HIGHLIGHTS

County:	Bibb
Parcel ID:	0073-0146
RSF:	10,975
Units:	65
Acres:	0.78
Built:	1985



