

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Kingsland Self Storage

451 W William Avenue
Kingsland, GA 31548

Presented by:

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LIST PRICE: \$3,100,000

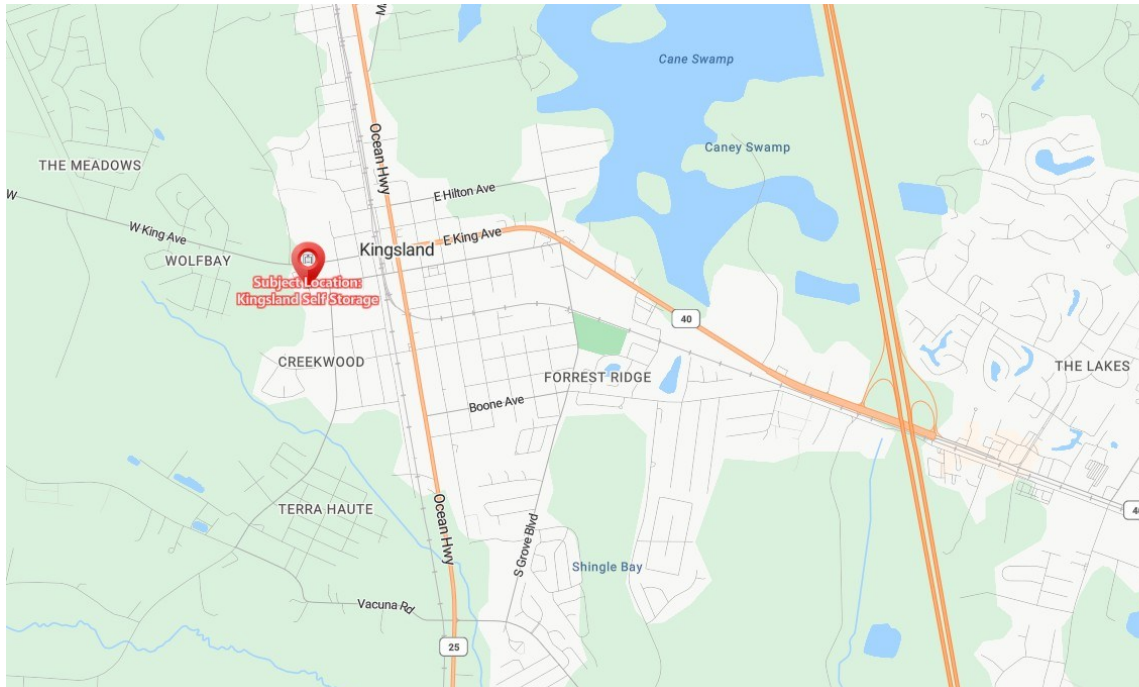
Call for Offers Due: August 28, 2025

INVESTMENT HIGHLIGHTS

- Self Storage and Boat/RV Storage facility in downtown Kingsland, Georgia on 3.5 +/- acres
- 21,125 GSF | 15,000 RSF | 157 units of climate controlled self-storage units
- Boat and RV currently leased up to 79% after one year
- Fully-fenced facility with security cameras and a 24 hour kiosk
- Upside in professional management and marketing
- Visibility along W King Ave, a major thoroughfare connecting Kingsland, St. Mary's and Kings Bay Naval Base with 9,000 AADT
- Substantial population growth and new development in the market
- Major retailers Ace Hardware, Family Dollar, and O'Reilly Auto Parts within proximity
- Owner financing available

PROPERTY DETAILS

Storage RSF:	15,000
Boat/RV RSF:	36,377
Year Built:	2005
Storage Units:	157
Boat/RV Units:	78
Acreage:	3.5+/- pending subdivide
Storage Physical Occ:	81%
Boat/RV Physical Occ:	79%



Argus Self Storage Advisors and Coastal Storage Group, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.