

# Self Storage Investment Opportunity



## Value Storage Units of Hammond 1

45046 Crapanzano Rd.  
Hammond, LA 70401

## Value Storage Units of Hammond 2

45285 Crapanzano Rd.  
Hammond, LA 70401

**LIST PRICE: \$1,950,000**

## INVESTMENT HIGHLIGHTS

- 2-Property Portfolio with locations less than 1 mile from each other
- Includes:
  - \* climate control
  - \* regular drive-up storage units
  - \* open boat/rv parking
  - \* commercial spaces
  - \* one residential duplex
- Both locations are fenced and gated with keypad access
- Excellent visibility and access
- Expansion land available (both locations)



**Drone Video:** Value Storage Units of Hammond 1



**Drone Video:** Value Storage Units of Hammond 2

Presented by:

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## PROPERTY DETAILS

### RSF

Value 1 14,880 (drive-up storage)  
900 SF (residential duplex)  
3,360 SF (commercial space)  
**19,140 RSF**

Value 2 8,200 SF (drive-up storage)  
4,500 SF (CC storage)  
**12,700 RSF**

**31,840 Total RSF**

### Units

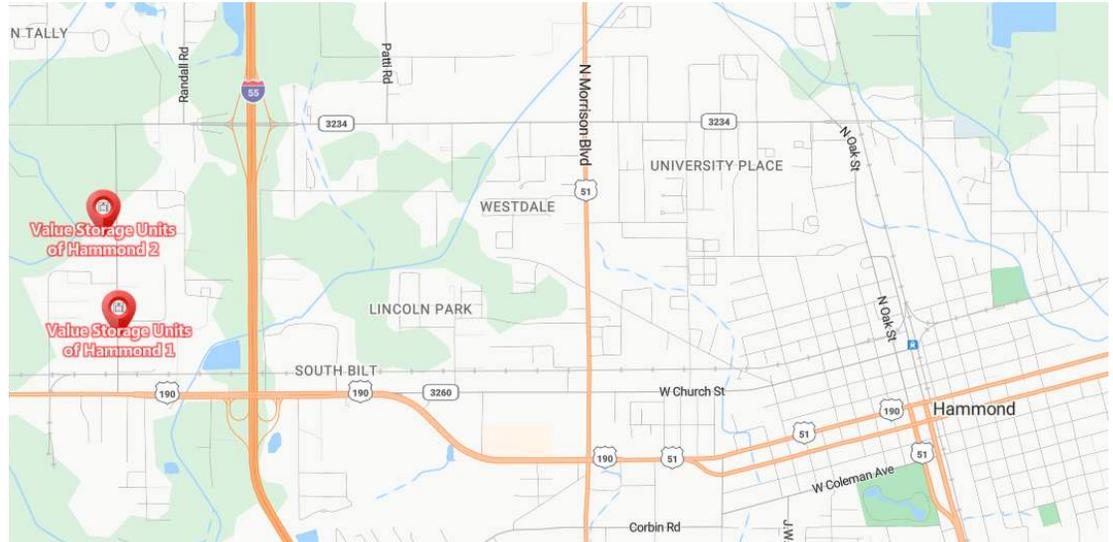
Value 1 98 (90 drive-up + 8 boat/rv)  
Value 2 102 (56 drive-up + 46 CC)  
**200 Total Units**

### Acres

Value 1 3.85+/-  
Value 2 2.68+/-  
**6.53+/- Total Acres**

### Physical Occ.

Value 1 74.87%  
Value 2 95.28%  
**85.41% (portfolio avg.)**



**Value Storage Units of Hammond 1**



**Value Storage Units of Hammond 2**

