

Self Storage Investment Opportunity



Georgia Street Climate Control Storage

624 S Georgia Street
Pine Bluff, AR 71601

Presented by:

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LIST PRICE: \$500,000

INVESTMENT HIGHLIGHTS

- Strong historic economic occupancy
- Well-lit facility equipped with keypad access and security cameras
- Adjacent land available for facility expansion
- Central business district
- Less than 3 miles from the University of Arkansas Pine Bluff and less than 1 mile from the Pine Bluff Civic Center
- Prime for market rate increases as rental rates have not been raised in over 10 years

PROPERTY DETAILS

RSF:	9,200
Total Units:	76
Acres:	.6 + 1.3 acres for potential expansion
Year Built:	1999
Physical Occ.:	73%



