

Self Storage Investment Opportunity



STÖR Self Storage

7000 Iris Street
Sarasota, FL 34243

LIST PRICE: \$5,200,000

INVESTMENT HIGHLIGHTS

- Fully Stabilized Remotely-Managed Self Storage Facility situated on 3.25 acres in Sarasota, FL
- 4 buildings totaling 47,000 GSF with 130 units and 10 RV/Boat parking spaces
- Fully fenced, lit, and secure with AI-enabled security cameras and cantilever gates using Opentech access controls
- Consistently high occupancy—currently 93%, maintaining over 90% occupancy historically
- Excellent visibility along Whitfield Avenue, which sees 8,200 vehicles per day
- Strategic access to U.S. Highway 301, with 41,000 vehicles per day
- Strong local demographics—over 69,000 residents within a 3-mile radius and an AHHI exceeding \$84,000
- Recent improvements include freshly seal-coated drive aisles, new Janus wind-rated roll-up doors, new metal partitions, and a comprehensive screw replacement program on the roofs
- Prime location between Bradenton and Sarasota, positioned to serve both growing communities.
- Self-managed remotely by the owner, offering upside potential through professional management, marketing, and revenue optimization

PROPERTY DETAILS

GSF:	47,000
NRSF:	46,688
Units:	130
Occupancy:	93%

Presented by:

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