

Self Storage Investment Opportunity



STÖR Self Storage

7000 Iris Street
Sarasota, FL 34243

Presented by:

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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%





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.

