

Self Storage Investment Opportunity



South Georgia Storage

1201 W. 12th St.
Alma, GA 31510

LIST PRICE: \$310,000

INVESTMENT HIGHLIGHTS

- Stabilized Self-Storage Facility on .73 acres in Alma, Georgia
- 5,600 NRSF of Drive-up Non-Climate Storage Built in 1994
- Great visibility on major thoroughfare GA Highway 32 with 8,180 AADT
- Low storage supply: 5.90 SF per Capita in 3-mile radius
- Great Facility for entry into the self-storage business with stable rents
- Easy to run remotely

PROPERTY HIGHLIGHTS

County:	Bacon
Parcel ID:	033 317058
RSF:	5,600
Units:	59
Physical Occ.:	79%
Acres:	.73
Built:	1994

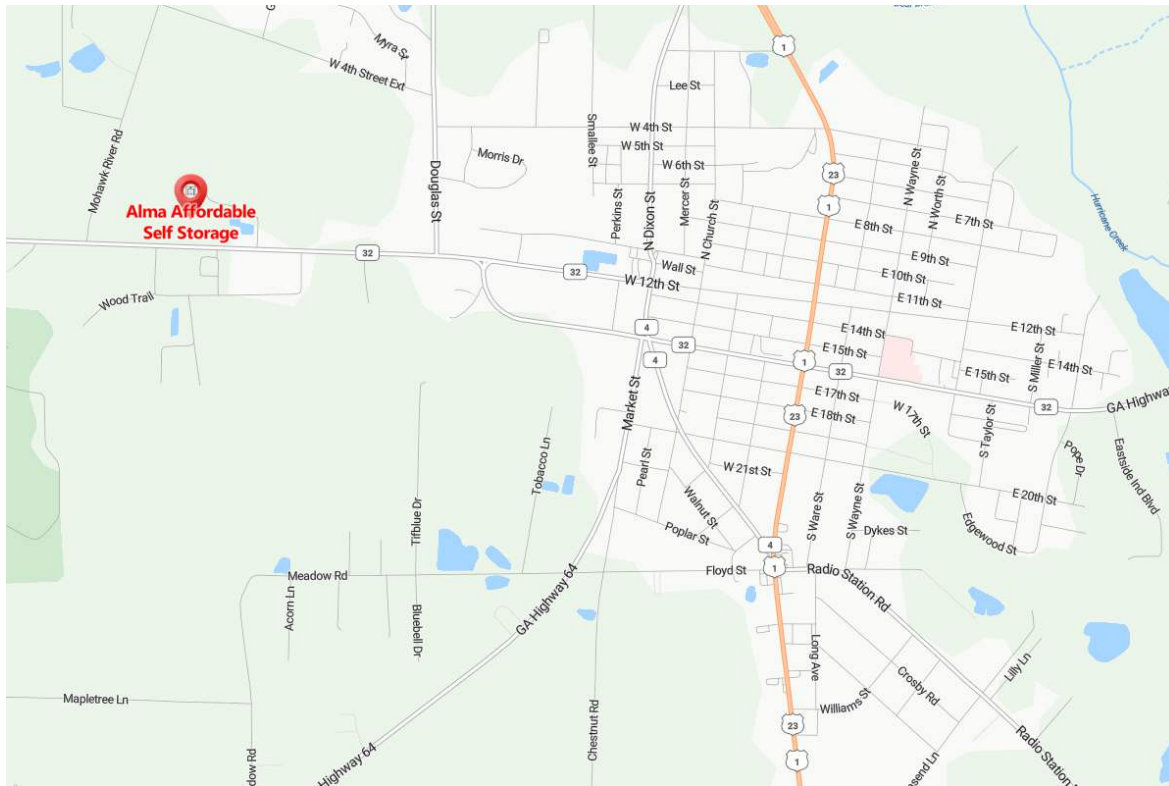
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