

Self Storage Investment Opportunity



South Georgia Storage

1201 W. 12th St.
Alma, GA 31510

LIST PRICE: \$350,000

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

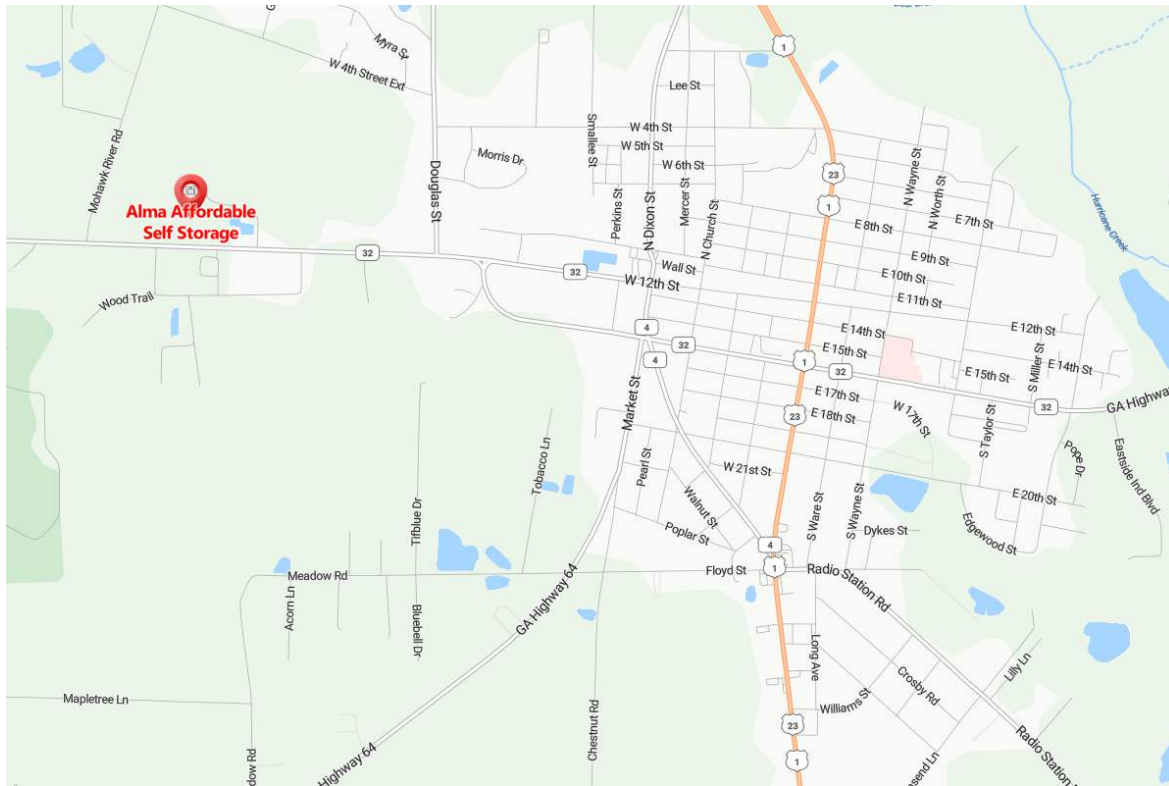
Presented by:

RYAN HANEY & JOSH KOERNER

Coastal Storage Group, LLC

904-591-1556 / ryan@coastalstorage.com

904-591-0140 / josh@coastalstorage.com



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 its accuracy. Buyer to conduct their own due diligence.