

Self Storage Investment Opportunity



Oak Grove Stor-All LLC



935 Oak Grove Rd.
Dahlonega, GA 30533

Presented by:

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LIST PRICE: \$1,300,000

INVESTMENT HIGHLIGHTS

- 4.3-acre self storage and boat/RV storage facility in Dahlonega, GA
- Over 22,700 NRSF with mix of climate controlled, drive-up and boat/RV parking
- Unit Occupancy: 86% | Economic Occupancy: 73%
- Upside in rent increases and implementing professional marketing
- Two (2) 600 SF offices - 1 is currently rented to a pest control company, the other is being used by the owner
- 141 total storage units: 35 climate-controlled units | 95 drive-up units | 1 office | 10 RV/boat parking spaces
- Access & Security:
 - * 24/7 gated access for customers
 - * 24/7 kiosk with live chat capability
 - * Video surveillance systems
 - * Climate-controlled and non-climate unit options
 - * Drive-up access units available.
 - * Large land footprint (~4.3 ac) with potential room for expansion
 - * Mixed unit types cater to a broader market
 - * U-Haul truck, trailer, and moving equipment rentals (acts as added revenue and a traffic generator)
 - * On-site packing supplies, moving boxes, locks, and accessories

