

Self Storage Investment Opportunity



Newport Self Storage



682 John Stark Hwy.
Newport, NH 03773

Presented by:

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NAI Norwood Group
Commercial Real Estate Services, Worldwide.

LIST PRICE: \$5,695,000

INVESTMENT HIGHLIGHTS

- 51,000 NRSF
- 347 newly-constructed, non climate-controlled units
- Prominent Route 11 signage with strong drive-by traffic and easy access
- Fenced and gated property with 24/7 security cameras and keypad access
- Population in 5-mile radius = 8,078 +/-
- Remotely managed with minimal staffing overhead
- 14,700+ SF warehouse and ~5,400+ SF office building leased to long-term tenant providing diversified income stream

PROPERTY DETAILS

Rentable SF: 51,000

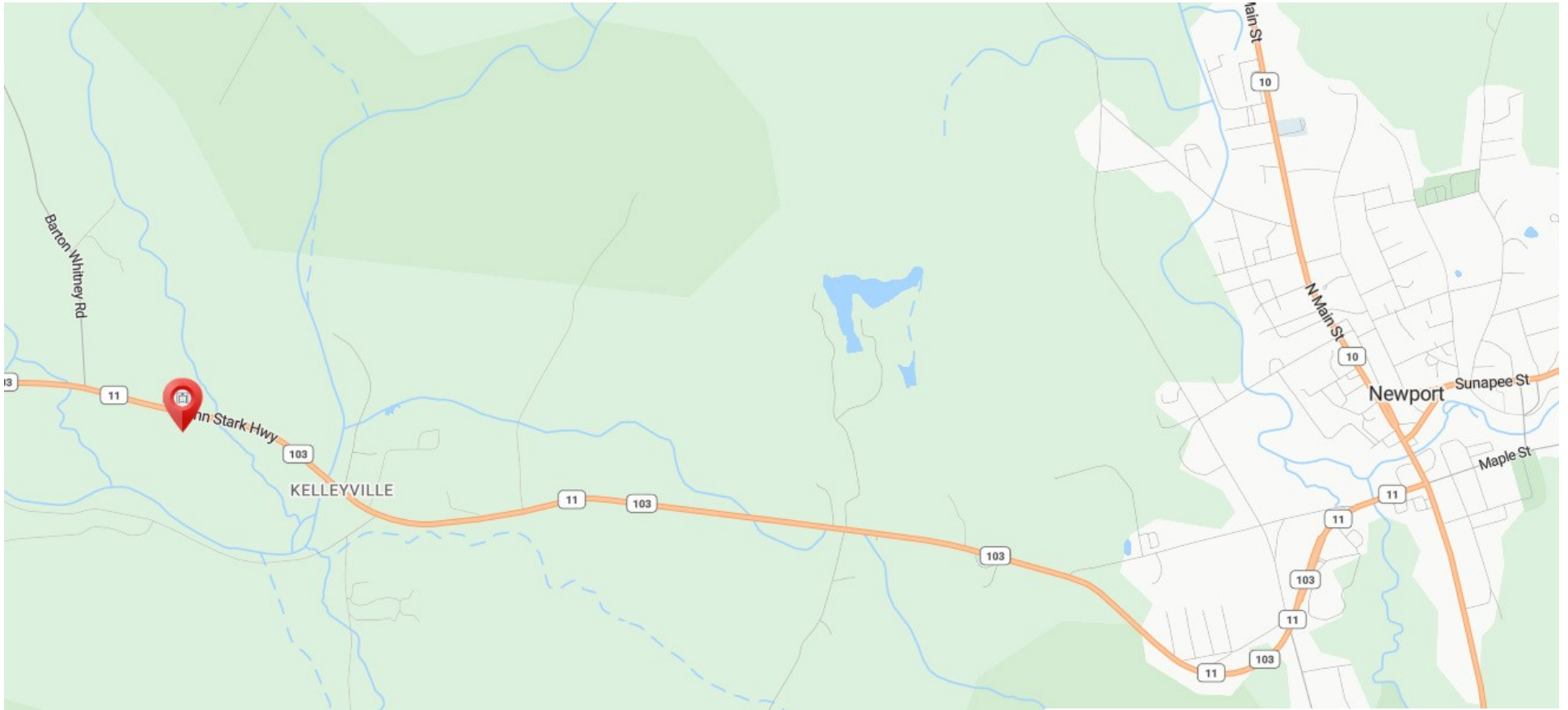
Year Built: 2025

Number of Units: 347

Acres: 19.27

Physical Occ.: 9%





Argus Self Storage Advisors and NAI Norwood Group 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.