

Hwy 613 Storage

7305 MS-613, Moss Point, MS 39563

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

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LIST PRICE: \$980,000

INVESTMENT HIGHLIGHTS

- **HIGH-VISIBILITY LOCATION:** Direct frontage on Highway 613 with convenient access to I-10; 14,100 – 15,500 vehicles per day.
- **STRONG DEMOGRAPHICS:** Well-located self-storage facility in Moss Point, MS, offering versatile storage options tailored for area residents and businesses.
- **CASH-FLOWING ASSET:** Favorable supply environment with a 5-mile market ratio of 6.70 SF/Capita, mitigating immediate oversupply risk.
- **DIVERSE UNIT MIX:** Spanning 2.95 acres, the 21,029 RSF facility features 126 storage units, 20 boat/RV spaces, and a dedicated management office.

PROPERTY DETAILS

RSF: 21,029

Units: 146

Occupancy: 95%

