Salem Storage and Warehouse Complex

7374 Chubb Rd, Northville, MI 48168

ARGUS
SELF STORAGE ADVISORS

RV & BOAT STORAGE INVESTMENT OPPORTUNITY

PRESENTED BY

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HAYES VENTURES

LIST PRICE: $2,900,000

Call for Offers Due: Tuesday, November 10

INVESTMENT HIGHLIGHTS

- **Stabilized RV/Boat Storage Opportunity:** Located on 16.50 +/- acres in Northville, MI (Detroit MSA)
- **96% Occupied:** Demonstrated demand with a stabilized facility
- **Rental Rate Upside:** Opportunity to increase revenue through strategic rate optimization and professional revenue management
- **Expansion Potential:** Ability to add additional RV/Boat storage or self storage to increase rentable inventory
- **Strong Market Demographics:** Population of 439,957, AHHI of $150k, and 3.9% projected 5-yr population growth (10-mi)
- **Recreation-Driven Demand:** Positioned within an affluent four-county trade area surrounded by numerous lakes, boat ramps, recreational destinations and RV facilities

PROPERTY DETAILS

Acreage	16.5 +/-
RV/Boat SF	127,128
Storage NRSF	1,000
Commercial SF	13,700
Total Parking Spaces	327
Total Storage Units	9
Total Residential Houses	2
Unit Occupancy (Parking + Storage)	95%
SF Occupancy (Parking + Storage)	96%

