

Ypsilanti Self Storage Conversion Site

12 E Forest Ave, Ypsilanti, MI 48198

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE CONVERSION OPPORTUNITY

PRESENTED BY

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LIST PRICE: \$1,310,000

INVESTMENT HIGHLIGHTS

- **Prime Self Storage Conversion Opportunity** on 2.56 +/- acres in Ypsilanti, MI (Ann Arbor MSA)
- **Proposed** for 127,198 GSF | 90,250 NRSF of state-of-the-art storage space
- **100% Climate Controlled** premium indoor units
- **Strong Market Demographics** with population of 68,428, AHHI over \$84k, and 4.4% projected 5-yr population growth (3-mi)
- **Compelling Supply Metrics** including 2.53 SF / Capita (post-project)
- **Adjacent to Eastern Michigan University** with an enrollment of 12,000+ students
- **Major Anchor Tenants** including Home Depot, Target, Meijer, Kroger, Lowe's, and Whole Foods within proximity

PROPERTY DETAILS

GSF:	127,198
NRSF:	90,250
Units:	817
Stories:	2
Acres:	2.56+/-
Zoning:	I - Industrial

