

1350-60 Lk. Washington Road • A-1 Storage



Income Opportunity
Air Conditioned Self Storage



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\$3,500,000. Available Now, Reduced Price.

Investment Opportunity! Own an established indoor, air-conditioned self storage business. The chain link fenced rental units vary in size from 15 sq. ft. to 132 sq. ft. The fenced rental units are 8' in height. The facility stays air conditioned as do all the contents in the units as opposed to a standard climate controlled indoor storage building. The southern portion of 1350 Lake Washington Road consisting of 2,820 (47' x 60') is currently flex space with office with two rest rooms and with mezzanine storage above plus a 16' height warehouse area with overhead door and personnel door access. Market rental including electric is estimated at \$16.00 per sq. ft. annually. The balance of the 9,000 sf building has the self storage units and the insulated ceiling dropped in height to 10'. 1360 Lake Washington Road is 100' x 200' and is a 10' height building with insulated ceiling and walls. The site features concrete drives and parking areas. Security system includes cameras and 6' fenced perimeter. The double gate adjacent to the road prevents access after hours. There are 22 striped parking spaces (the balance of the 40 spaces are unstriped) and 10' x 12' dumpster area. Bollards protect the building walls from vehicle damage. The roofs were resurfaced in 2024 and 2025. Both have a 20 year warranty with the manufacturer GAF. The Security Cameras are with ADT/Everon with a DVD recording capability. ATP monitors the doors. The concrete parking lot was redone in 2018.

29,000 sq. ft on 1.53 Acres • Steel Truss Construction • Metal Walls • Membrane Roofs • Built in 1983 & 1985

1350 and 1360 Lake Washington Road, Melbourne FL.

The north side of
Lake Washington Road
This view faces northeasterly.
U.S 1 and the Indian River
is in the background











