



SELF STORAGE ADVISORS

## SELF STORAGE

INVESTMENT OPPORTUNITY

### Two-Property Portfolio

32 Arnoldsville Road

&

154 S Broad Street

Crawford, GA 30630

Mike Patterson, CCIM

Commercial Realty Services of West Georgia

770-301-1886

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**List Price: \$4,300,000**

### INVESTMENT HIGHLIGHTS

- Main and two satellite locations dominate the market in this suburb of Athens
- Well planned combination of climate and dry storage
- Concrete pad for an additional 10,000 RSF at the Arnoldsville Road location
- 7,000+/- SF, multi tenant industrial/flex building included with Arnoldsville Road pkg.
- Easily managed from the 154 S Broad office location
- Expansion room at all three locations as future market dictates

### PROPERTY HIGHLIGHTS

- 517 Total Units
- 61,692 Total RSF
- Flex space currently 80% occupied with long term tenant
- Current occupancy around the 70% level so plenty of upside potential



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