

505 TURNER STREET

FOR SALE | THOMASVILLE, NC 27360

Linville | Team Partners

COMMERCIAL REAL ESTATE



SELF STORAGE PROPERTY

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Self Storage, Climate Controlled
AVAILABLE UNITS	31
SALE PRICE	\$230,000

DESCRIPTION

31 storage units plus a $\pm 2,400$ SF climate controlled metal building. All units are currently vacant. Units sizes are 20'x20' (1), 20'x10' (2), 10'x10' (16), 5'x10' (12). $\pm 2,000$ SF of the metal building could be used for rental storage and contains ± 400 SF of offices and a bathroom for a rental office. Additional surface parking available with rental potential.



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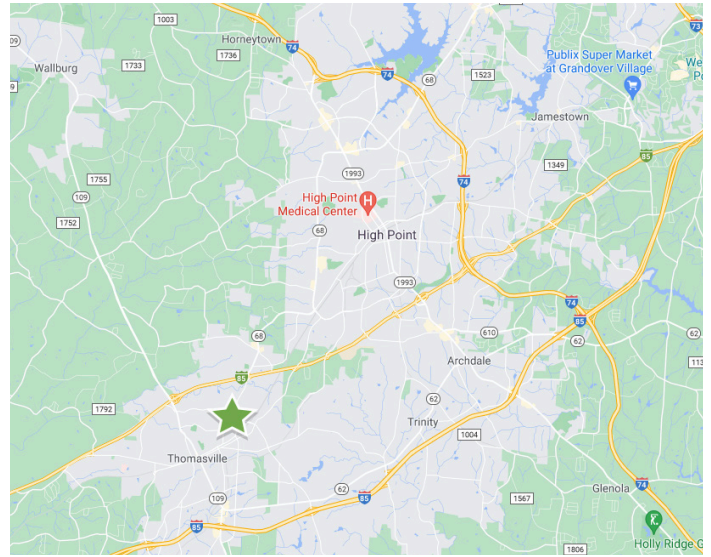
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RENTAL INCOME PROJECTIONS

UNIT	RATE*	# UNITS	INCOME**
20 x 20	\$160.00	1	\$160
20 x 10	\$95.00	2	\$190
10 x 10	\$60.00	16	\$960
5 x 10	\$40.00	12	\$480
2,000 sf bldg.		1	\$400
TOTAL:			\$2,190/MO

*assumed rates **potential income



PROPERTY INFORMATION

PROPERTY TYPE	Self Storage	TAXES	\$3,529 (Davidson County)
AVAILABLE SF ±	5,400	SECURITY	Fenced, Gate and Code Boxes
ACRES	0.58	CLASS	B
YEAR BUILT	2001	PARKING	16 Surface Spots
TOTAL UNITS	31	ROOF	Metal
ZONING	C2	EXTERIOR	Metal

PRICING & TERMS

SALE PRICE \$230,000

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