

FOR SALE



Property Information

- **Price:** \$1,200,000
- **Acreage:** 2.04 AC
- **CAP:** 9% (10% potential)
- **Total Finished Area:** 41,838 SF
 - ***Building 1:** 27,000 SF
 - ***Building 2:** 8,700 SF
 - ***Building 3:** 3,069 SF
 - ***Building 4:** 3,069 SF
- **Zoning:** General Commercial
- **Features:**
 - * **475 units**
 - * **US Highway Frontage**

Property Description

GREAT INVESTMENT OPPORTUNITY!

This property features 27,000 SF of prefabricated metal building with 475 climate controlled self-storage units, plus an additional $\pm 15,000$ SF of covered RV, boat, and vehicle parking units. Additional uncovered parking spaces are available as well. Building features side entrances for added loading and unloading convenience.

Conveniently located on the east side of South US Highway 1, just North of Easy Street.

Contact Information:

Alex Rodriguez-Torres · Sales & Leasing Associate

772-353-0638

49 SW Flagler Ave Suite 301, Stuart FL 34994

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Storage Facility

6070 S US Highway 1, Fort Pierce FL 34982

AERIAL



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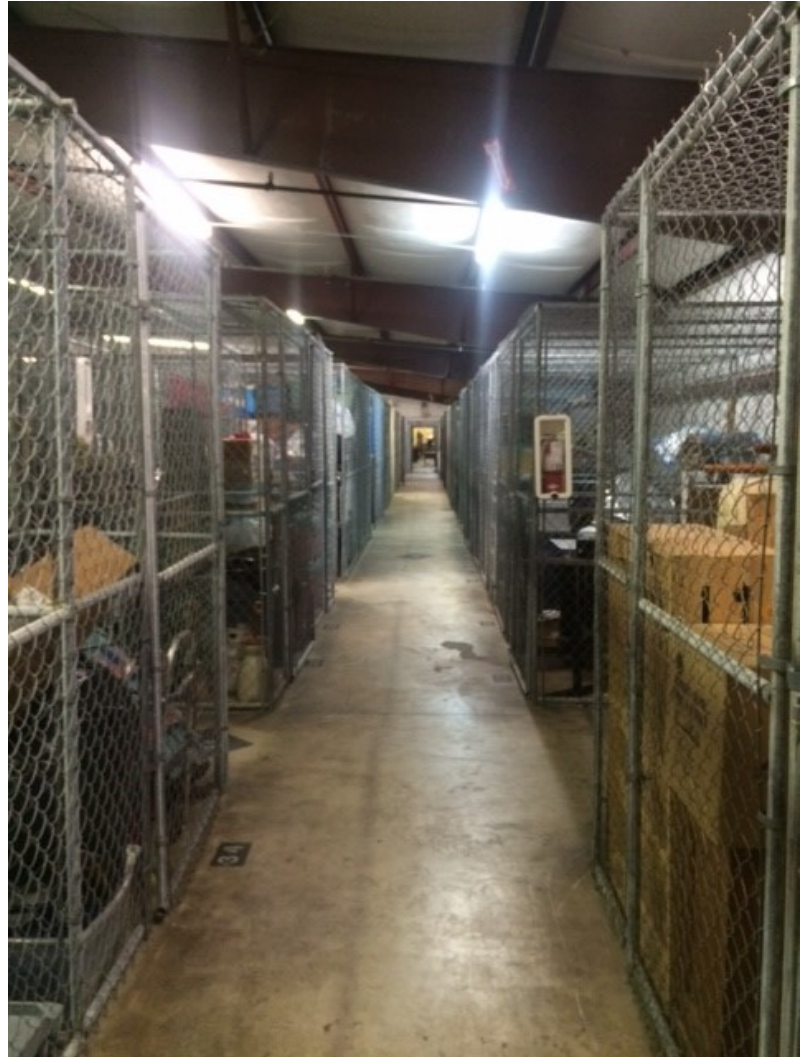
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Additional Photos



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