

## 553 PATROL RD - HOLIDAY MINI STORAGE FORSYTH, GA

<https://wscottwilsonproperties.com>

**\$3,800,000**

- Commercial
- 28000 sq ft

New construction on 52 new units out of a total of 158 non-climate mini storage units, along with the adjacent 78 climate control units that are currently around 98% occupancy. Great location just off I-75 near downtown Forsyth. Fenced with electronic gate access and several parcels available for future expansion. Attractive pricing at 8.01% cap rate which includes a .50 acre outparcel priced in at \$150,000 which equates to an 8.43% cap rate for the storage units. Rental rates with room for increase as well as future expansion give this property plenty of upside, that coupled with a manager in place make this property perfect for the passive investor or a better return for the owner operator.

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### Description



**INVESTMENT**

**HIGHLIGHTS:** Great revenue upside with room for expansion Great for passive Investment , low deferred maintenance , manager in place Excellent location to I-75 and Downtown Forsyth

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