$2,900,000

• Commercial

READY TO STORE MINI STORAGE FORSYTH, GA

https://wscottwilsonproperties.com

Located at 555 Patrol Road, this Ready to Store mini storage facility presents a great opportunity for investors seeking a stabilized or value-add self-storage asset. The property is designed for operational efficiency, tenant convenience, and long-term growth potential in a steadily expanding market. Key Highlights • Turnkey self-storage facility – ready for immediate operation • Strong unit mix with a range of sizes to accommodate diverse tenant needs • Easy access with drive-up units and wide lanes for seamless circulation • Good location with convenient access to I-75 • Low maintenance with management in place • Opportunity to increase revenue through lease-up room expansion onsite Property Features • Well-maintained structures and secure layout • Ample on-site parking and maneuvering space • Perimeter security (fencing/gated access) • Potential for technology upgrades (online leasing, automated access, etc.) Ideal Buyer • Self-storage operators seeking expansion • Passive investors looking for stable cash flow • Owner-operators interested in a manageable, scalable asset There is a total of 155 units of non-climate comprised of 151 storage units and four 9x20 containers along with 54 climate control units which total 209 rental units. Great location just off I-75 near downtown Forsyth. Fenced with electronic gate access and several parcels available for future expansion. Attractive pricing at a 9.58% cap rate based on proforma income. Rental rates with room for increase as well as future expansion give this property plenty of upside.

Description

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

DESCRIPTION: 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.