

AV Self Storage - For Sale

1936 Highway 1, Auburn, NS B0P 1A0

Industrial - For Sale

Self Storage Facility



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1936 HIGHWAY 1



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SECTION I
PROPERTY OVERVIEW

INTRODUCTION - INVESTMENT OPPORTUNITY

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Successful Company:

Profitable company for 15 years with 95% customer satisfaction rate and many stellar reviews.

5 Star Rating:

Marketing and online visibility are effectively supported by search optimized and mobile-friendly website, that is extremely well represented on popular search engines (Google, Kijiji, Facebook, Yellow Pages).

100% Occupancy Rate:

The units are continuously occupied, with a consistent high demand from prospective renters.

Rental Rate Growth:

Average rental rates are lower than near by competing self-storage, providing opportunity to increase per unit revenue while remaining competitive and fully occupied.

Excellent Expansion Potential:

The 2.87 acre site allows for an additional 237 units, for a total of 347 units, from the existing 110 units.



EXECUTIVE SUMMARY

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OFFERING SUMMARY

PROPERTY TYPE:	Industrial Storage Warehouse
PID:	55509913
TOTAL SIZE OF 2 BUILDINGS:	11,500 SF
NUMBER OF UNITS:	110
YEARS BUILT:	2011 - 2018
LOT SIZE:	2.86 Acres
ZONING:	Rural Commercial C4 Zone
LIST PRICE:	\$1,890,000

PROPERTY HIGHLIGHTS

- Unit sizes: 10' X 19' (12 units) 10' X 12' (38 units) 8' X 12' (20 units), 6' X 12' units (22 units), 8' X 8' (5 units), 5' X 10' (11 units), 10' X 10' (2 units).
- Average rent per unit: \$136.36/month (\$15,000/110 units).
- Expansion potential: Possibility to expand to an additional 24,480 SF (approximately 237 units). The remainder of row 2 (24' X 120') is pre-wired for expansion and the vegetation is cleared.
- Site Condition: Graded gravel surrounding the buildings with the majority of the remaining land treed and flat.
- Frontage: 312' on Highway 1.

BUILDING OVERVIEW

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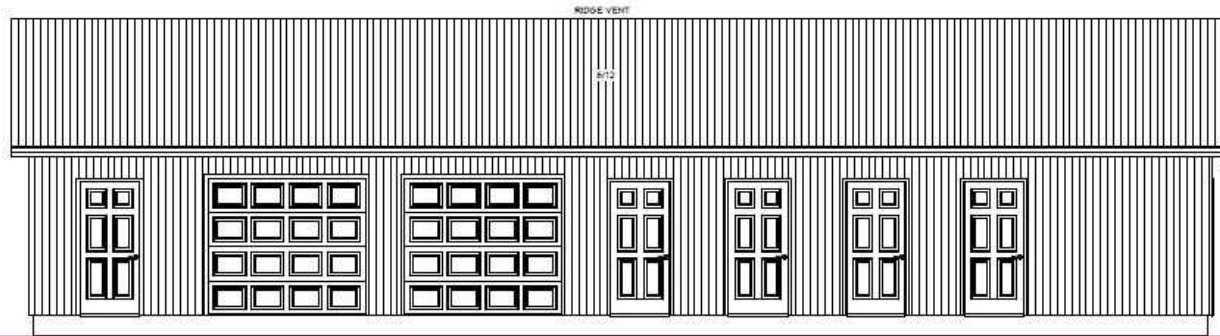
PROPERTY DETAILS

Building Type:	2' X 4' Construction on engineered concrete slab with exterior metal cladding, and eavestroughing with drainage system.
Building SF:	11,520 SF (8 buildings 24' X 60' each). 11,212 SF (rented space).
Office:	Fully equipped heated office area.
Ceiling Height:	8' Clearance.
Loading:	42 Overhead doors (8' X 9').
Foundation:	Engineered poured concrete slab with vapour barrier.
Interior:	Insulated drywall, vapour barrier and painted.
Roof:	Steel pitched roof with ice guards.
Insulation:	R-40 in the attic, R-12 in the walls and premium steel foam core doors.
Electrical:	Three (3) 200-amp 115/240 volt, single phase services.
Heating:	Electric wall heater in heated units.
Security System:	CCTV camera system, electronic key card, monitored alarm system.
Outside Lighting:	30 LED lights on building 1. 18 LED lights on building 2.
Ingress & Egress:	Site accommodates 53' tractor trailers for oversize loading and maneuvering with 24/7 roadside access.

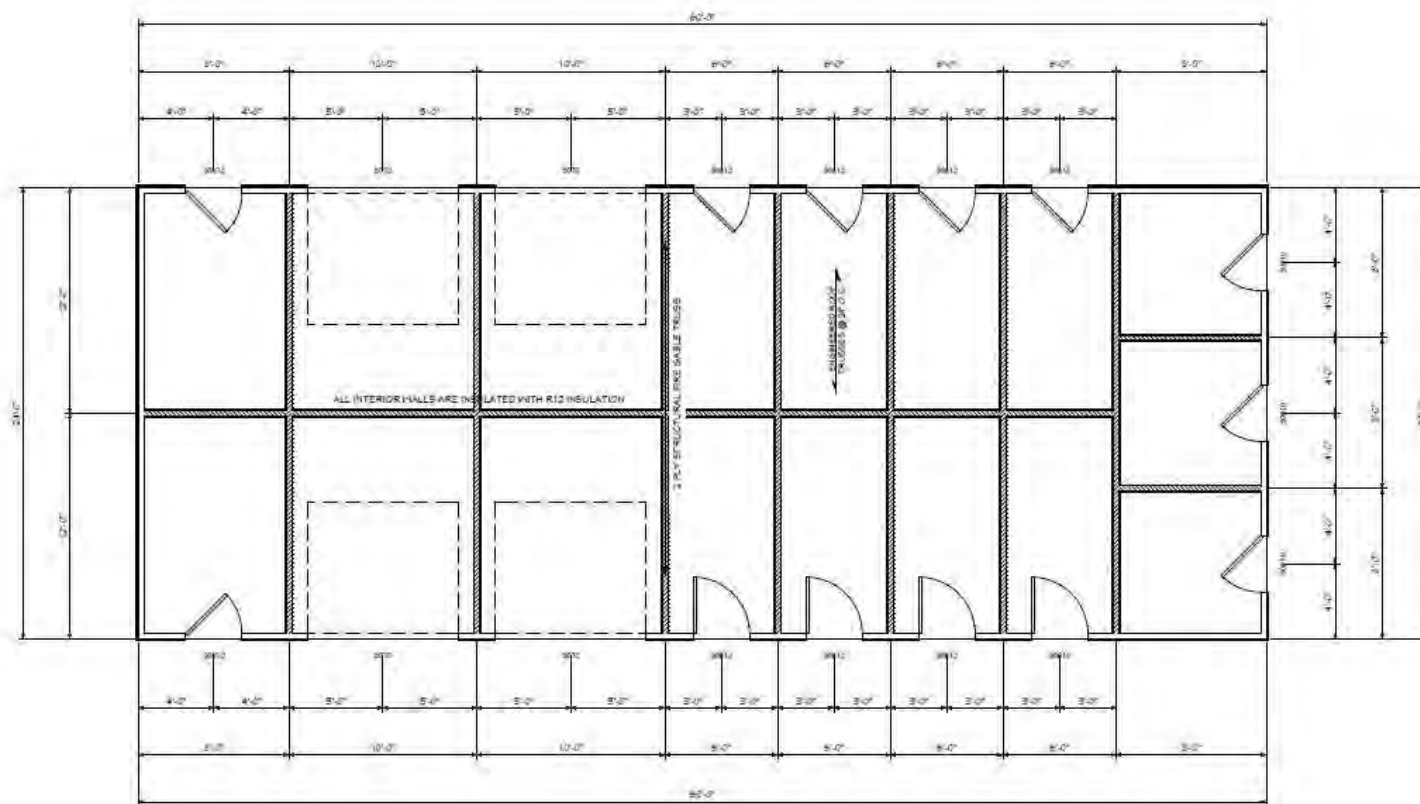
PROPERTY PHOTOS

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Building 1 Sample Layout

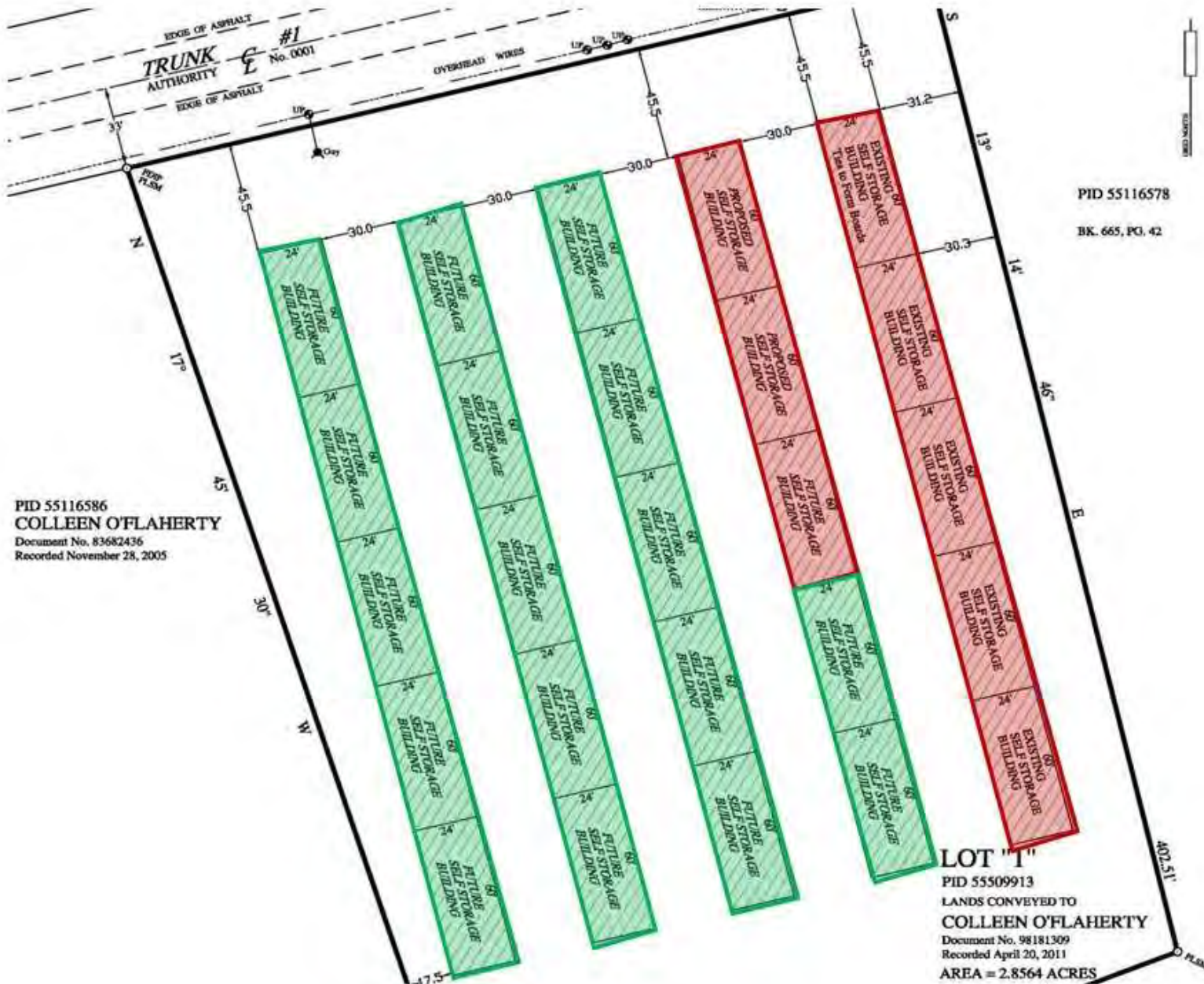




SECTION II LOCATION OVERVIEW

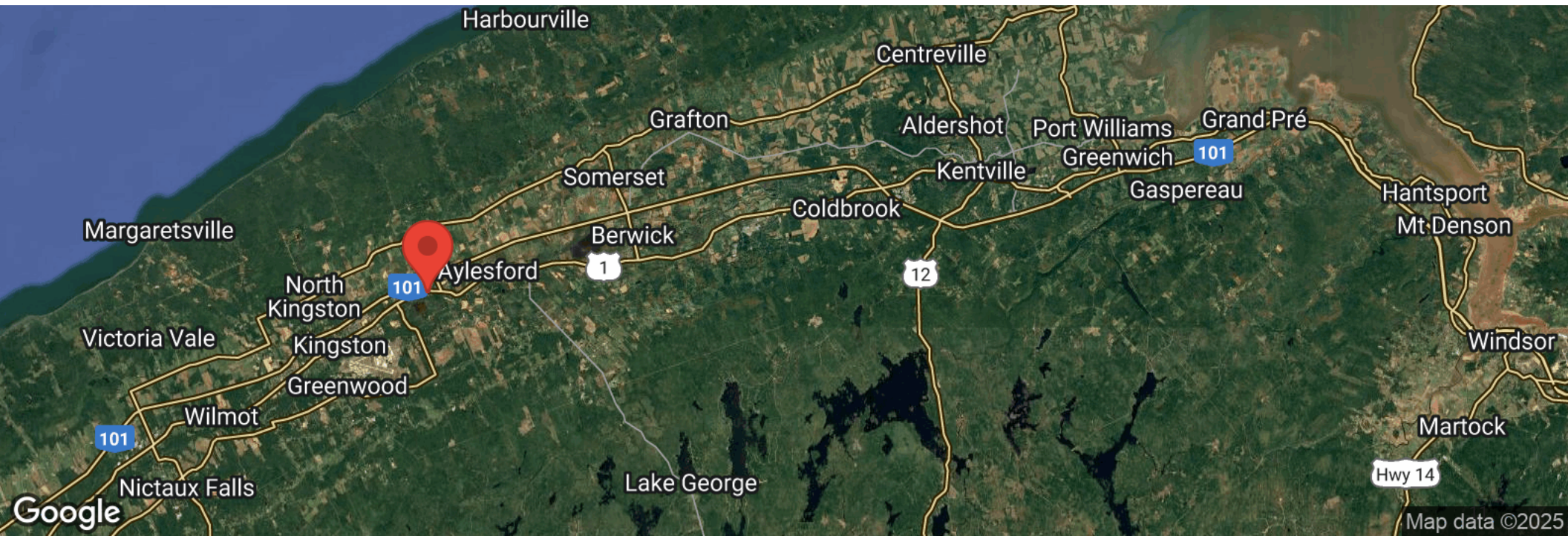
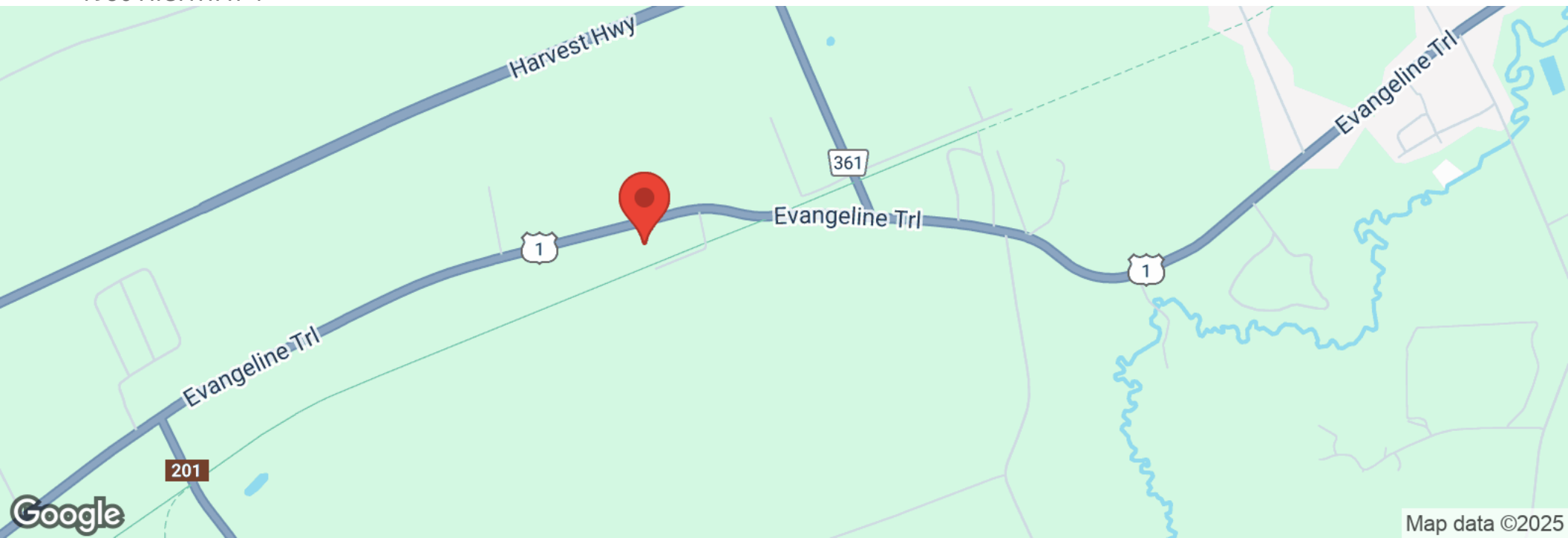
POTENTIAL EXPANSION PLAN

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LOCATION MAPS

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SECTION III
CONTACT INFORMATION

LISTING AGENTS

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