



# COMMERCIAL SELF STORAGE BUSINESS FOR SALE

2948 Rocky Branch Road  
Hamptonville, NC 27020  
Yadkin County

\$625,000

## Advanced Self Storage Facility

- Building Size 15,000 SF
- Lot Size 5 AC
- 107 Storage Units/4 Buildings
- Secured Chain Link Fence
- Perimeter Lighting
- 72% Occupancy
- Projected Gross Income for 2014 is \$57,000
- Additional income from two mobile home pads at \$150 per month, per pad

## Log Cabin Office Building

- 832 SF
- Pine Floors
- Pine Log Walls and Ceilings
- Half Bath
- 2 Offices
- Great Room
- Loft
- Stone Fireplace

### Features and Facts

5 +/- acres zoned highway business featuring four buildings containing 107 storage units. Currently has 72% occupancy rate and managed 12 hours per week. Projected gross income from storage buildings for 2014 is \$57,000. Additional land included to add more self-storage units or commercial/light industrial development. Included with self storage units is 832 SF log cabin building featuring two offices, half bath, great room and loft. Additional potential income from two mobile home pads at \$150 per month, per pad. Public water and sewer available. Close proximity to I-77 and US Highway 421. 2013 annual average daily traffic on US Highway 421 is 17,000 vehicles per day.

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