



MLS 6657363 Commercial Sale

**\$649,900**

**Description:**

Low risk, high reward! This is a GRAND investment opportunity that delivers consistent and immediate cash flow. Features SELF and BULK storage, operational in a passive and a limited hands on capacity. There are (3) self-storage buildings with 64 units covering 15,000+ square feet. Unit sizes offered are 10x12's, 12x22's, 12x24's, 16x24's and 20x40's. All of which have been at capacity for 20 years. Additionally, there are (4) BULK storage buildings that span a whopping 32,000+ square feet and are capable of storing up to 170 units. Whether the economy is up, down or flat, the storage model has proven to be one of the most consistent performers throughout the commercial sector. A no-brainer ideally located in the heart of the lakes area.

**Additional Details:**

Year Built	2000
Lot Acres	4.62
Lot Dimensions	308 x 675 x 304 x 642
School District	821
Taxes	\$10,612
Taxes with Assessments	\$10,612
Tax Year	2024

**Additional Features:**

**Fuel:** Other **Heat:** None **Sewer:** None **Water:** None

**Driving Directions:**

In Menahga go South on Aspen Ave (Hwy 71) to property on left.



Listed By:  
Affinity Real Estate Inc.

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