



America's Premier Self Storage Brokers



Moncks Corner Self Storage
623 Hwy 52 Bypass
Moncks Corner, SC 29461

Listing Broker: **P. John DeStefano**
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SALIENT DATA

Price: \$1,950,000

Total Square Feet: 44,508

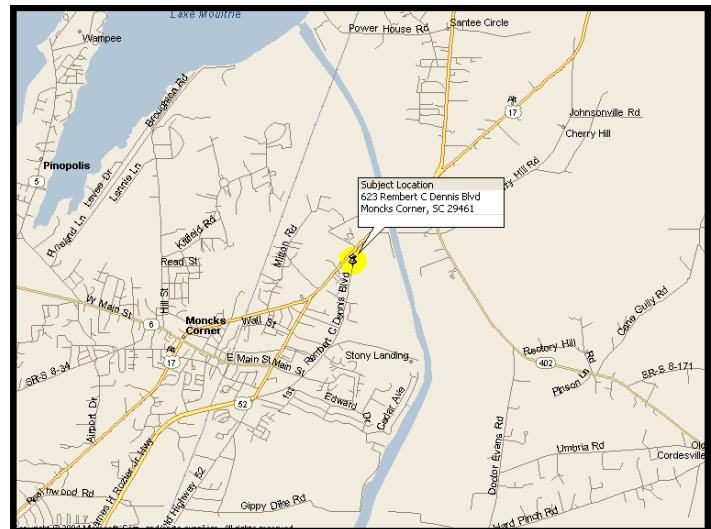
Rentable Square Feet: 44,338

Total Land Area: 3.08 Acres

- Well maintained with concrete drives
- Two locations
- Concrete drives with security gates
- Excellent visibility at both locations
- SiteLink Management Software
- Well managed with low delinquencies

PROFORMA

Total Gross Income:	\$293,180
Effective Gross Income:	\$222,860
Operating Expenses:	(\$92,057)
Net Operating Income:	\$130,803



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