



SELF STORAGE SALES NETWORK

# Self Storage Facility Offering

## Wadesboro Self Storage

21 NC-742

Wadesboro, NC 28170

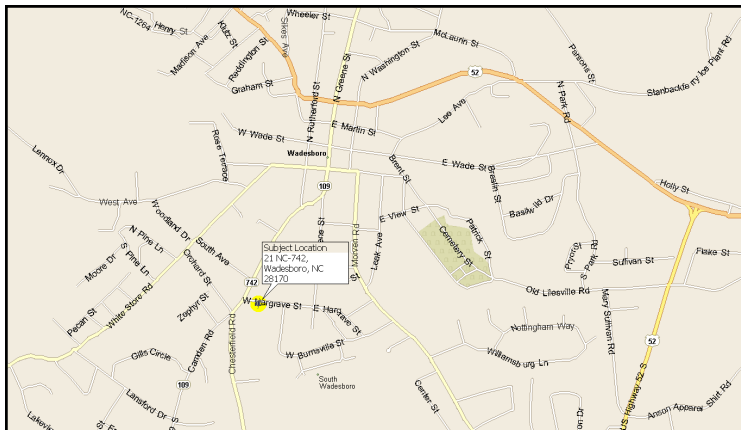


### PROPERTY HIGHLIGHTS

- Fully fenced with coded gate access
- On-site sales office
- Two additional offices/apartments
- Additional warehouse space for expansion and land
- 3,000 SF ready for immediate expansion with additional potential

### PROPERTY DATA

Price	\$700,000
Cap Rate	14.96%
Total Units	183 (161 storage)
Physical Occupancy	99% (storage)
Rentable Square Feet	21,549
Lot Size	16.69 Acres





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