

FOR SALE

5100 Yukon CT
Ellijay, GA 30536

SELF STORAGE UNITS



24 UNIT STORAGE
FACILITY
\$150,000

TONIA LUSTER

- 404-482-5846
- 414-858-7837
- tonialuster@tlusterrealty.com



Storage Warehouse Configuration

This property sits on .275 acres with:
12 (10x5) storage units
6 (10x20) storage units
6 (10x10) storage units

Storage Building Configuration

FOR SALE

Width: 30' Length: 80' Wind: 80

This property sits on .275 acres with:
 12 (10x5) storage units
 6 (10x20) storage units
 6 (10x10) storage units



10 x 5	10 x 20	10 x 20	10 x 20	10 x 20	10 x 20	10 x 20	10 x 5
10 x 5							10 x 5
10 x 5							10 x 5
10 x 5	10 x 10	10 x 10	10 x 10	10 x 10	10 x 10	10 x 10	10 x 5
10 x 5							10 x 5
10 x 5							10 x 5

Potential Income including Reduced Monthly Pricing

Yukon Rd - Drive Up (5 x 10)



Your rental will automatically renew each month until you decide to move out.

~~\$59~~ **\$39** / month

Annually at $\$59 \times 12 = \708 x 12 units = 8,496
at $\$39 \times 12 = \468 x 12 units = \$5,616

Yukon Rd - Drive Up (10 x 10)



Your rental will automatically renew each month until you decide to move out.

~~\$79~~ **\$59** / month

Annually at $\$79 \times 12 = \948 x 12 units = \$5,688
at $\$59 \times 12 = \708 x 6 units = \$4,248



12 units 10x5
6 units 10x10
6 units 10x20

Yukon Rd - Drive Up (10 x 20)



Your rental will automatically renew each month until you decide to move out.

~~\$199~~ **\$99** / month

Annually at $\$199 \times 12 = \$2,388$ x 6 = \$14,328
at $\$99 \times 12 = \$1,188$ x 6 = \$7,128

LOW RISK INCOME PRODUCING PROPERTY
Annual Gross Potential Income =(w/special) \$16,992
Annual Gross Potential Income =(w/o special) \$28,512
Expenses = Insurance, Taxes and Electricity Only



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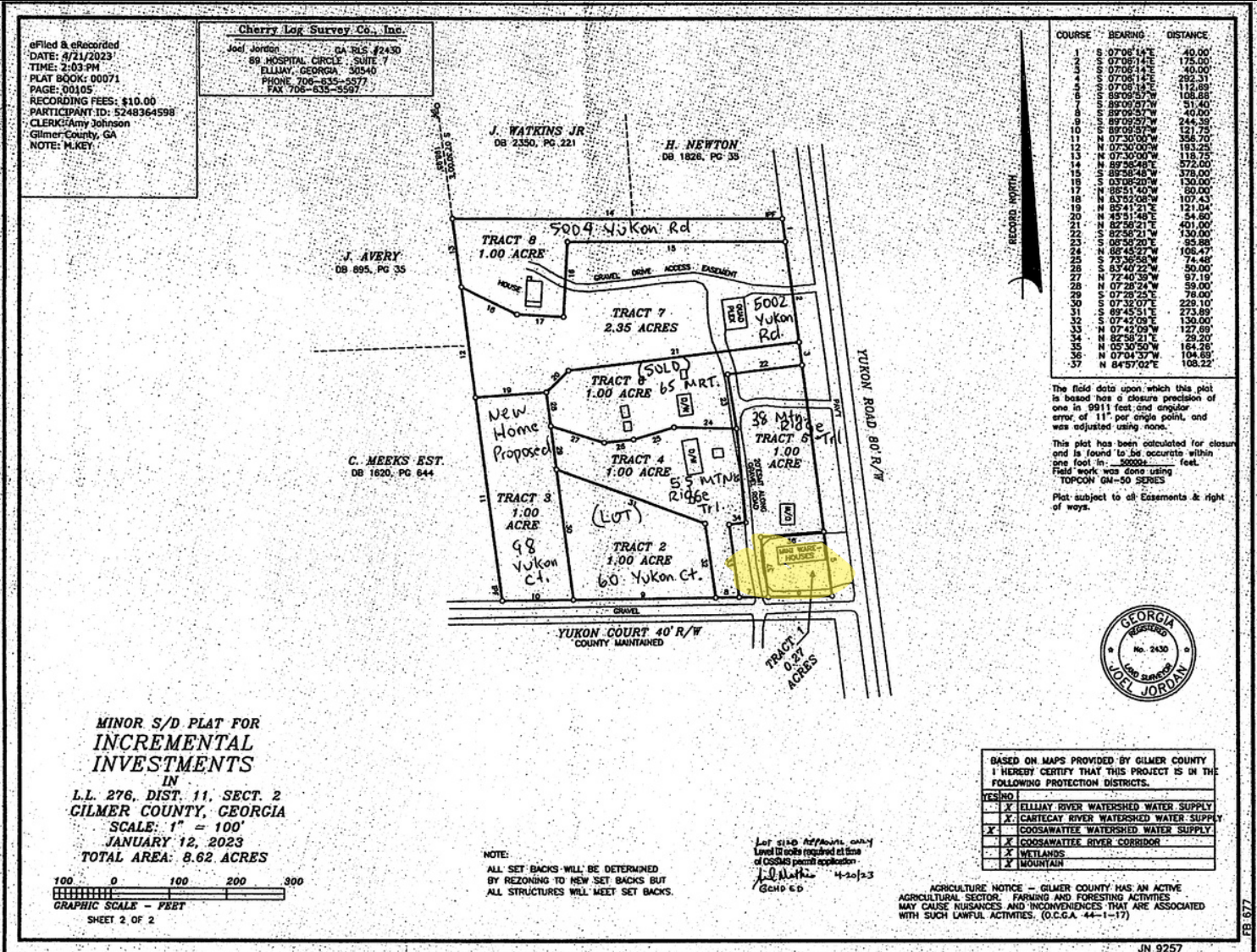
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6065 ROSWELL RD, #450
SANDY SPRINGS, GA 30328

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SELF STORAGE UNITS

\$150,000
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Ellijay, GA 30536



Ellijay Demographics

Population in 2021: 1.94K (81% urban, 19% rural).

Population change since 2000: +16.6%

Males: 928 (50.3%) Females: 919 (49.7%)

Median resident age: 44.3 years Georgia median age: 37.5 years Estimated median household income in 2021: \$42,320 (it was \$22,120 in 2000) Ellijay: \$42,320 GA: \$66,559

Estimated per capita income in 2021: \$26,297 (it was \$13,740 in 2000)

Ellijay city income, earnings, and wages data Estimated median house or condo value in 2021: \$259,364 (it was \$83,200 in 2000)

Ellijay: \$259,364 GA: \$249,700 Mean prices in 2021:

all housing units: \$262,448; detached houses: \$272,478; mobile homes: \$41,674

Median gross rent in 2021: \$522.

Read more: <https://www.city-data.com/city/Ellijay-Georgia.html>



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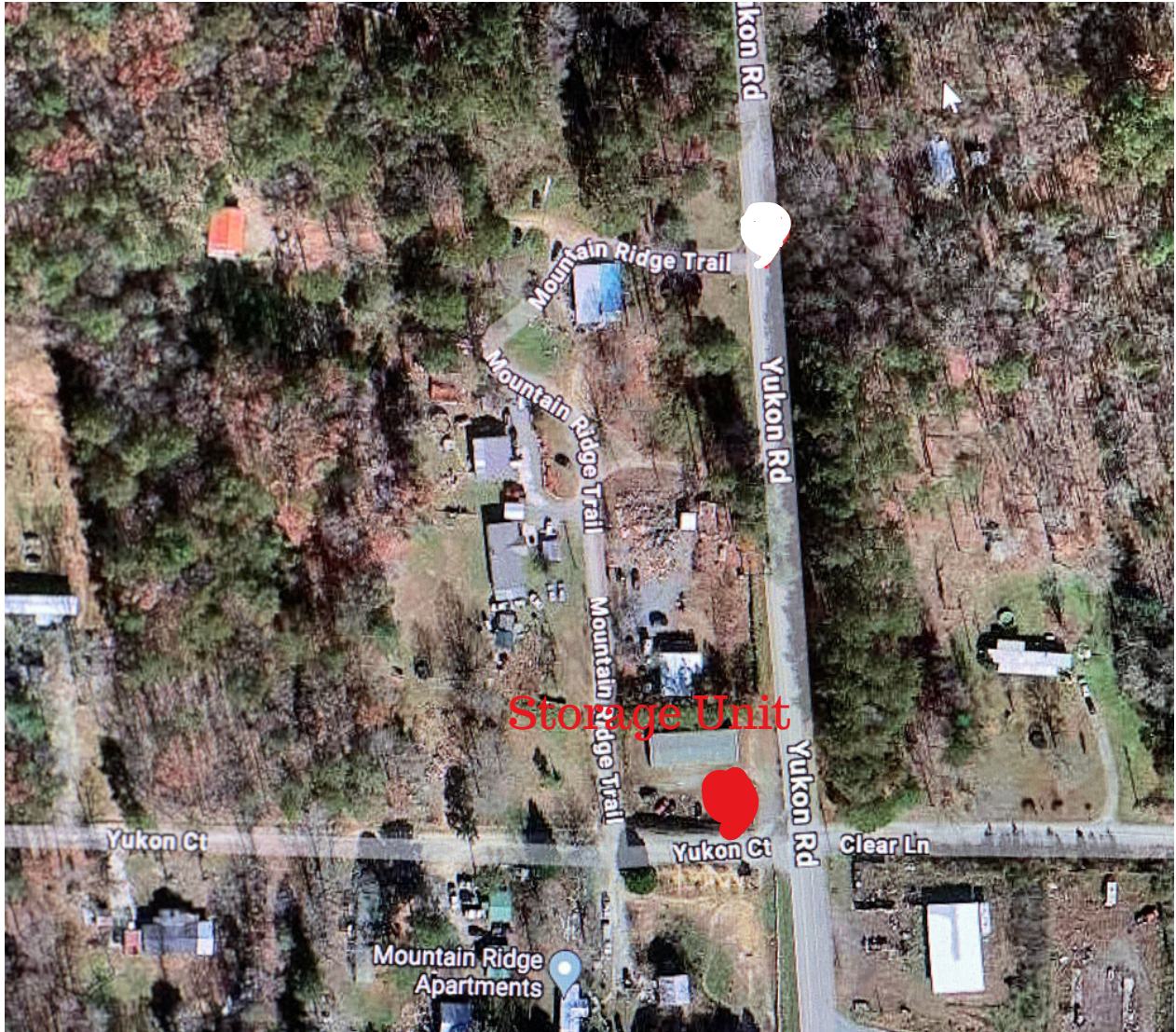
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EXCLUSIVE PRESENTATION

T. LUSTER REALTY is exclusively representing the seller in the disposition of this property.

OFFERING STRUCTURE

5100 YUKON RD is being offered for sale at \$150,000. The Seller reserves the right to accept an offer at any time during the marketing period. To schedule a property inspection or receive answers to questions, please contact the listing agent.

Please do not contact owner

ALL OFFERS SHOULD INCLUDE:

Proposed Purchase Price
Amount of Earnest Money, Amount Non-Refundable
Summary of Closed Transactions With References
Timing For Inspection Period and Closing
Source of Funds For the Acquisition

COMMUNICATION

ALL COMMUNICATIONS, INQUIRIES, AND REQUESTS SHOULD BE ADDRESSED TO THE TONIA LUSTER AT T LUSTER REALTY GROUP AT TONIALUSTER@TLUSTERREALTY.COM, AS REPRESENTATIVES OF THE SELLER. THE SELLER RESERVES THE RIGHT TO REMOVE THE PROPERTY FROM THE MARKET.

SELLER EXPRESSLY RESERVES THE RIGHT, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REJECT ANY AND ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY, TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME OR TO EXTEND THE DEADLINES SET FORTH IN THE TIME SCHEDULE.



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