

No tours or site inspections unless listing broker is present. DO NOT disturb employees. Call listing broker to schedule. 772-333-2358



Alex Rodriguez-Torres, P.A. | Owner-Broker
P-772.353.0638 E-RTEincorporated@aol.com
1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952



Airport Mini Storage

2501 27th Ave.

Vero Beach, FL 34960

For Sale: \$5.4MM

PRESENTED BY:

Alex Rodriguez-Torres, P.A.

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating to the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.



PRICE	\$5,400,000
GROSS INCOME	\$603,238.30
EXPENSES	\$239,712.10
NOI	\$363,256.20
CAP RATE	6.7
BUILDING SIZE	76,775 sf
BUILDING TYPE	Self Storage
ACREAGE	4.72 AC
TRAFFIC COUNT	8,120 AADT
YEAR BUILT	1986
CONSTRUCTION TYPE	Frame / Steel
ZONING	Municipal
LAND USE	Leased Land/Bldg
UTILITIES	Undisclosed

20 year Landlease purchase

Excellent income producing property! Mini self storage facility features 8 separate buildings totaling 76,775 SF, close proximity to the Vero Beach Airport. This perfect investment opportunity won't last long! Located between 27th Ave and Aviation Blvd.





Location

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TOTAL POPULATION
17,503

PER CAPITA INCOME



MEDIAN HOUSEHOLD INCOME



NeighborhoodScout.com

MEDIAN HOME VALUE:
\$253,656

Property Photos



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Floor Plans

