

5450, SHELBY, SHELBY, MI, 49455

https://tuckerbenner.com



Great self-storage investment producing consistent monthly cash flow with minimal owner involvement. Conveniently located between US-31 and Stony/Silver Lakes, this property provides high visibility and easy access. It has experienced steady occupancy growth year after year and is ready for the next phase of expansion. Current ownership recommends constructing 1 more building and adding fencing [...]

- 0 baths
- Business
- Commercial Sale
- Active



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# Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 2.2 sq ft

**Lot Size Acres:** 2.2 acres

**County:** Oceana

**Type:** Business

**Bathrooms:** 0 baths

**Year built:** 2019

**Business Type:** Storage

# Building Details

**Building Area Total:** 12000 sq ft

**Construction Materials:** Metal Siding

**Heating:** None

**Roof:** Metal

**Number Of Buildings:** 2

**Number Of Units Total:** 63

**Sewer:** None

**StoriesTotal:** 1

**Foundation Details:** Slab

# Amenities & Features

**Inclusions:** Real Estate

**WaterSource:** None

**Utilities:** Electricity Available, None

**Interior Features:** Broadband

# Fees & Taxes

**Tax Assessed Value:** \$208,117

**Tax Annual Amount:** \$9,165.38

**Operating Expense:** \$12,000

**Tax Year:** 2024

**Gross Income:** \$72,000

# School Information

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**High School District:** Shelby

## Miscellaneous

**CrossStreet:** 58th

**Listing Terms:** Conventional, Cash

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