

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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