

Thrifty Storage of Pensacola

3800 Mobile Hwy, Pensacola, FL 32505



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Watchman Properties

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Property Details

Do Not Contact Onsite Management. Thrifty Storage of Pensacola is a 40,965 square foot storage facility situated on 5.25 acres. Located in the heart of Pensacola, Florida, a metropolitan area of 461,000 people. Pensacola is home to the largest US Naval Air Station, which is only 4 miles from Superior Self Storage. Pensacola also has a large port that supports thousands of jobs in the area. The beaches in Pensacola are among the best in all of Florida and attract visitors from all over the world. Thrifty Storage of Pensacola was built in 2003, with an addition built in 2006. There are 245 units, over half of which are climate-controlled units. The property is completely fenced and has 24-hour access thru the front security gate. The property has a 1 bedroom/1 bath manager's unit as well as a large office. There are approximately 3.5 acres of additional land that comes with the property that is already fenced, cleared and ready for additional expansion and/or open storage. Despite being on a major arterial road, Mobile Highway, that has traffic counts of 27,000 cars per day and despite being in a retail corridor that is less than 0.5 miles from Super Walmart, Home Depot and Lowe's, the property currently has only 84%. Given the traffic counts, population radius, and the Navy base, this will have good upside long term. Also, the climate-controlled units are in high demand in the area, as evidenced by the fact that the competitors have only a limited supply of climate controlled units and charge a premium for these units. The asset is positioned to perform very well in the long term.

Price: \$1,390,000

- Climate Controlled Units
- On-site Apartment
- Fully Gated with 24/7 Security Surveillance
- High Traffic Counts
- Below Replacement Cost
- Strong Unit Mix

View the full listing here: <http://www.loopnet.com/Listing/3800-Mobile-Hwy-Pensacola-FL/11188412/>

Price:	\$1,390,000
Property Type:	Specialty
Property Sub-type:	Self-Storage
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	8.51%
Lot Size:	5.25 AC
Building Size:	40,965 SF
No. Stories:	1
Year Built:	2003
Parking Ratio:	0.15/1,000 SF
Zoning Description:	C-2
APN / Parcel ID:	34-2S-30-0630-001-063
Walk Score ®:	50 (Somewhat Walkable)
Transit Score ®:	22 (Minimal Transit)

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Superior Storage Of Pensacola	28,262	
U-Haul Neighborhood Dealer	1,488	

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Location



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Property Photos



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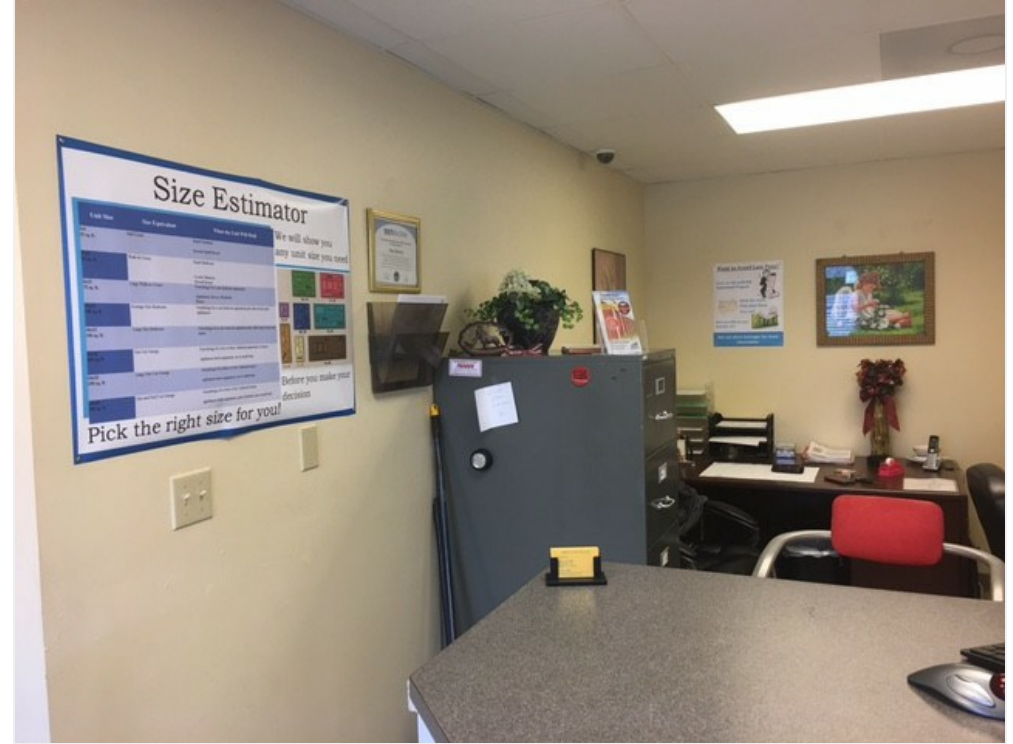
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