

DEMPSEY ONLINE ONLY AUCTION

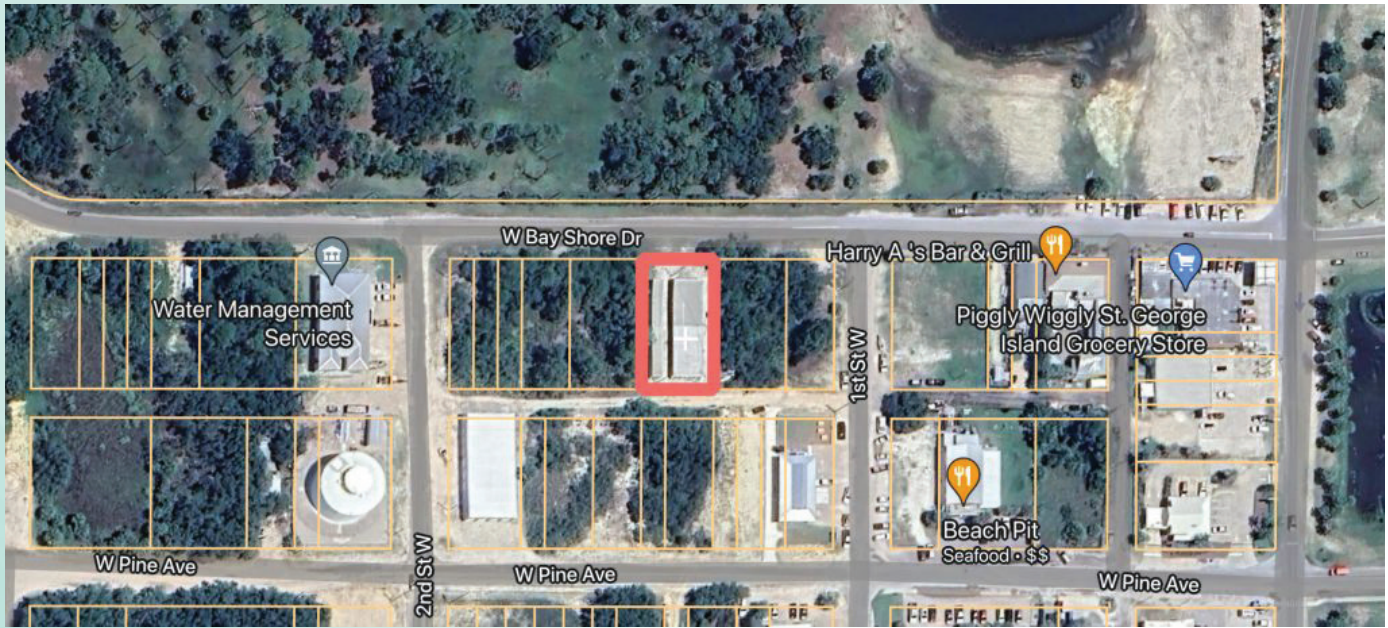
SAINT GEORGE ISLAND, FRANKLIN COUNTY, FL

31-UNIT PRIME SELF-STORAGE FACILITY

Bidding Opens July 18TH and Bidding Closes July 25TH at 12:00 PM ET

Selling in 1 Tract

Property located 128 W Bay Shore Drive, Saint George Island, FL



- 31-unit self-storage facility on 0.23± acres
- Grossing approximately \$39000 annually
- Currently at 80% occupancy
- 2023 Taxes Total-\$2,819.40



Diverse unit quantities catering to different storage needs.

- 6 Units: 5 X 10
- 16 Units: 10 X 10
- 2 Units: 10 X 15
- 7 Units: 10 X 20

Prime Location: Situated in Saint George Island, a highly desirable area in Franklin County, FL.

Versatile Zoning: The property's flexible zoning (C-4) allows for various potential uses beyond storage, including residential development.

Investment Potential: Ideal for investors looking to capitalize on the growing demand for storage solutions in the area.

Security and Convenience: Gated and security-fenced perimeter.

Expand Your Portfolio: Secure your foothold in the thriving storage industry on Saint George Island.



INSPECTION: These storage units are currently in operation and out of respect for the renters, viewing is restricted to the perimeter of the fence or by appointment only. Contact our office to set up your private viewing.

BIDDING: The Bidding process will be ONLINE only through our MarkNet Platform at Dempseyauction.com **BEGINNING ON JULY 18TH and ENDING ON JULY 25TH at 12:00 pm.** Contact our Office for exact details.

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CALL US BY NAME 1.800.DEMPSEY OR VISIT OUR WEBSITE DEMPSEYAUCTION.COM