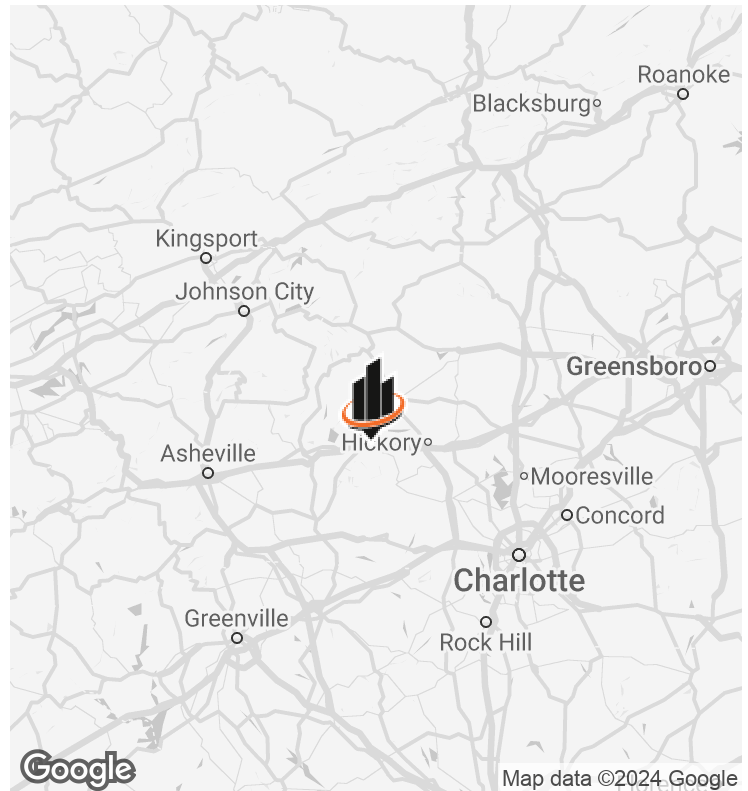


MORGANTON STORAGE - GREATER CHARLOTTE, NC AREA



3495 HWY 18 SOUTH MORGANTON, NC 28655

SALE PRICE:	\$1,200,000
BUILDING SIZE:	13,856 SF
LOT SIZE:	2.02 Acres
PRICE / SF:	\$86.61
CAP RATE:	6.79%
NOI:	\$81,480
VIDEO:	View Here

PROPERTY OVERVIEW

SVN and SelfStorageSales.com are pleased to offer for sale, Morganton Storage, located in Morganton, NC, which is a growing area just one hour Northwest of Charlotte. Morganton Storage is 13,856 SF with ample expansion room on 2.02 acres. This facility is fully fenced with an automated gate system. The property is 98% occupied and strategically located near the tri-intersection of North Carolina State Highway 18, Zero Mull Road, and Mt. Home Church Rd with frontage on both Highway 18 and Zero Mull Road. Expansion Plans available for an additional 12,500 SF.

PROPERTY HIGHLIGHTS

- 98% Occupied
- Ample Expansion Room
- Frontage on 2 Roads
- Fenced with Automated Gate

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