

**Sale Name:** 31-unit Prime Self-Storage Facility Saint George Island, Franklin County, FL  
Online Auction

**LOT 1 - 31-unit Prime Self-Storage Facility Saint George Island, Franklin County, FL**



**Description**

**Thursday, July 25, 2024 at 12:00 pm — ONLINE ONLY-  
Bidding Starts July 18th 12:00 PM**

SAINT GEORGE ISLAND, FRANKLIN COUNTY, FL  
ONLINE AUCTION – BIDDING ENDS July 25th at 12:00 PM  
Selling in 1 Tract

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

Located at 128 W Bay Shore Dr, Saint George Island, Franklin County, FL, this 31-unit self-storage facility offers a rare chance to own a profitable business in a prime location.

**Property Highlights:**

- 31-unit self-storage facility on 0.23± acres
- Grossing approximately \$39000 annually
- Currently at ~80% occupancy
- **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.
- **Expand Your Portfolio:** Secure your foothold in the thriving storage industry on Saint George Island.

**2023 Taxes:**

- Total-\$2,819.40

### Mini-Warehouse Details:

- **Security and Convenience:** Gated and security-fenced perimeter
- Diverse unit quantities catering to different storage needs
- Various unit sizes from 5X10 to 10X20

#### Quantity Size

6	5X10
16	10X10
2	10X15
7	10X20

Whether you're looking to expand your investment portfolio with a proven income-generating property or envision a new residential project, this opportunity offers both immediate returns and future potential. Don't miss out on this chance to own a piece of Saint George Island's real estate landscape.

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**PROJECT MANAGER:** Lou Dempsey – 770.546.2800 –  
ldempsey@dempseyauction.com

**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 18<sup>TH</sup> and ENDING ON JULY 25<sup>TH</sup> at 12:00 pm.** Contact our Office for exact details.

**TERMS:** 10% down with a balance due on or before 30 days from contract acceptance. 10% Buyer's premium will be charged on all purchases.

**CLOSING:** Closing to be on or before 30 days from sale date/contract acceptance.

**BROKER PARTICIPATION:** Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

**Quantity:** 1



<https://bids.dempseyauction.com/>