

137 Liberty Lane

Ringgold, GA 30736



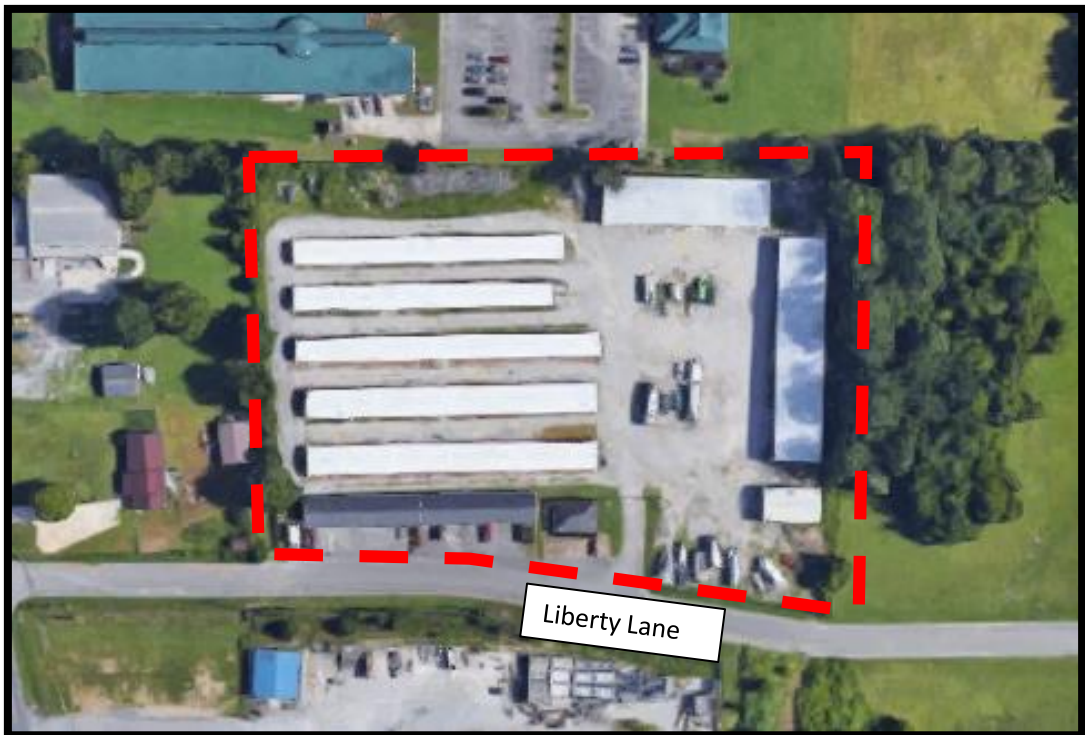
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FOR SALE
+/-4.2 ACRES – Catoosa County

PROPERTY OVERVIEW

- +/-4.2 acres - Catoosa County – Parcel ID#: 0022C05100A
- 264 Rentable Units
- 7 Buildings
- 28 Covered Parking Spaces
- +/- 64 Gravel Parking Spaces
- Zoned: I-1
- All Utilities Available
- +/- 495 ft of Frontage on Liberty Lane

Asking Price - \$2,200,000



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PHOTOS



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UNIT MIX

Building A:

45 units	10X12	5,400 Sq Ft
10 units	5X10	500 Sq Ft

Building B:

23 units	10X14	3,220 Sq Ft
24 units	10X10	2,400 Sq Ft
4 units	5X10	200 Sq Ft

Building C:

45 units	10X10	4,500 Sq Ft
16 units	5X10	800 Sq Ft

Building D:

40 units	10X10	4,000 Sq Ft
2 units	7X10	140 Sq Ft

Building E:

46 units	10X10	4,600 Sq Ft
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Shop:

1,196 Sq Ft

Retail Bays:

8 bays	20X20	3,200 Sq Ft
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UNIT RENT SUMMARY

30 Units	5X10	\$35/month
2 Units	7X10	\$50/month
155 Units	10X10	\$55/month
45 Units	10X12	\$65/month
23 Units	10X14	\$75/month
Shop		\$500/month
28 Covered Parking		\$125/month
64 Gravel Parking		\$25/month
8 Retail Bays	20X20	\$475/month

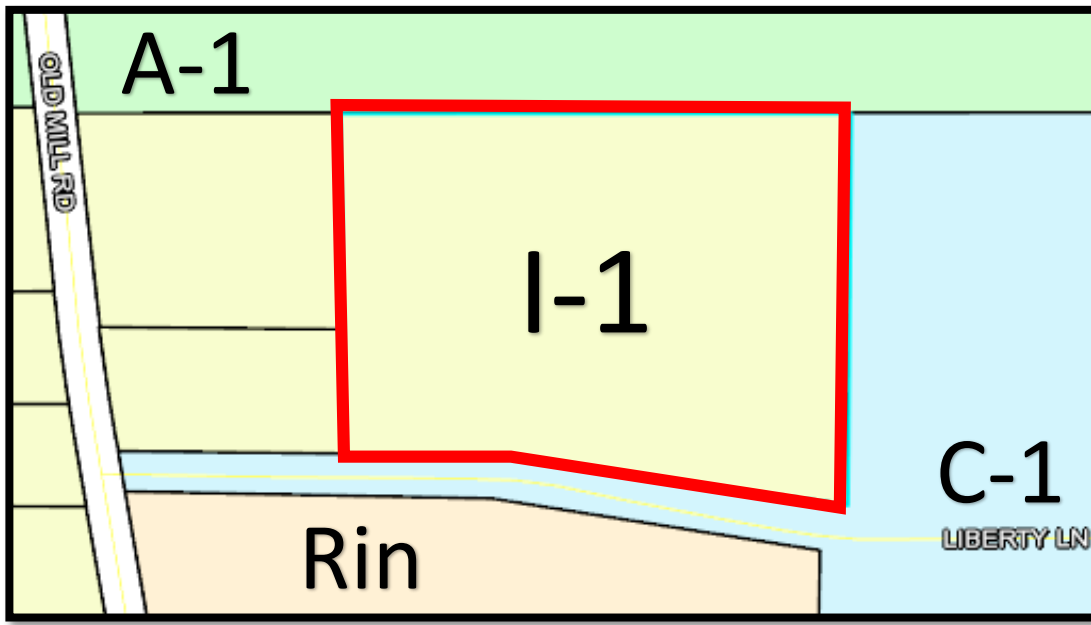
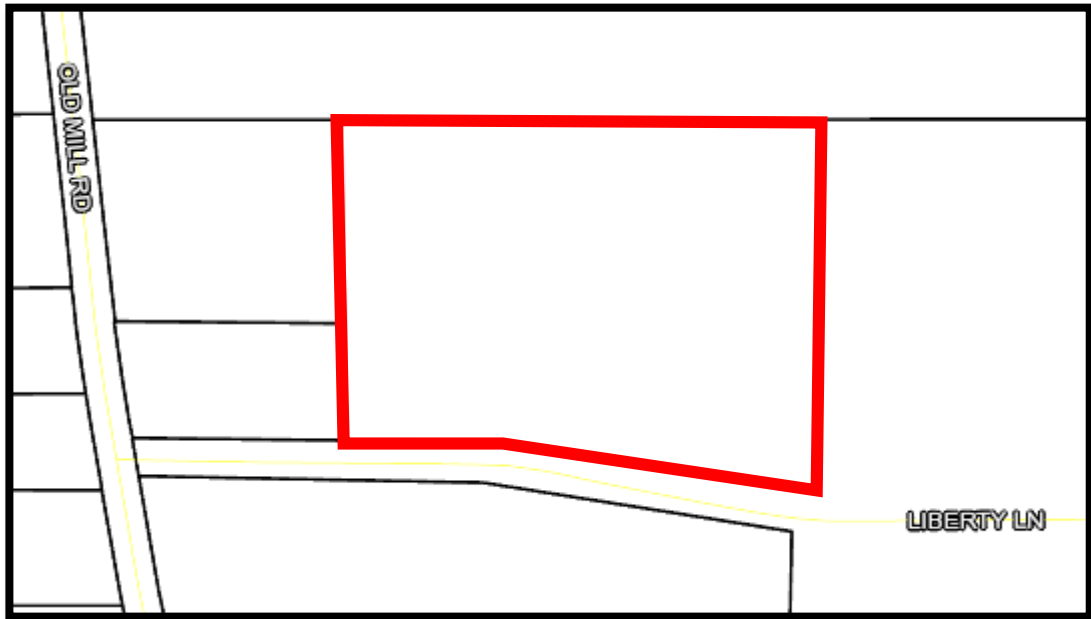
100% OCCUPANCY PRO FORMA

30 units	5X10	\$35	\$1,050
2 units	7X10	\$50	\$100
155 units	10X10	\$55	\$8,525
45 units	10X12	\$65	\$2,925
23 units	10X14	\$75	\$1,725
Shop		\$500	\$500
28 Covered Parking		\$125	\$3,500
64 Gravel Parking		\$25	\$1,600
8 Retail Bays	20X20	\$475	\$3,800

Total per Month **\$23,725**

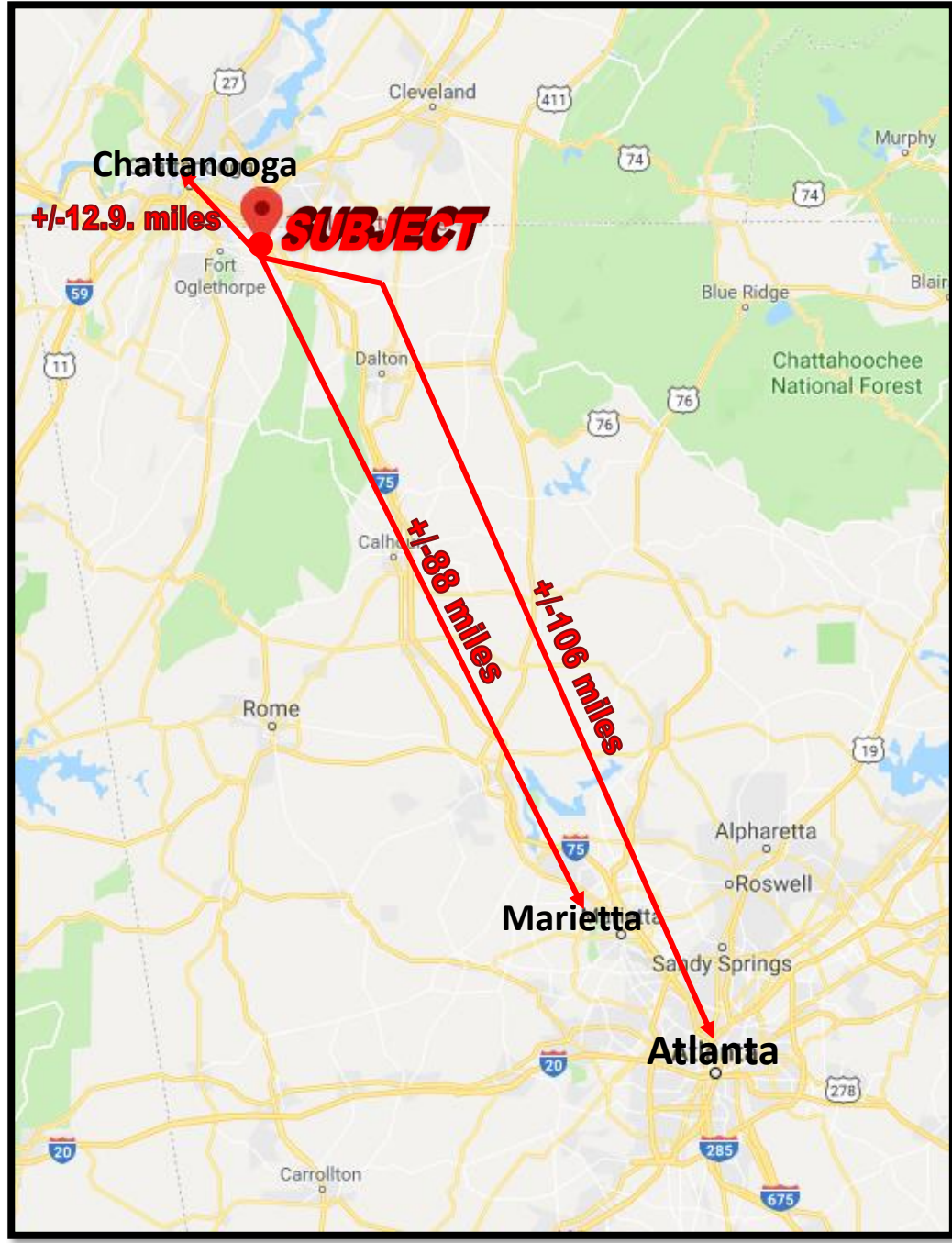
Total per Year **\$284,700**

TAX PLAT & ZONING



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LOCATION MAP



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EXECUTIVE SUMMARY

The subject property is an operating self-storage facility in Ringgold, Georgia. The site lies approximately 1.75 miles to the West of I-75 towards the town of Fort Oglethorpe. The growing Chattanooga market is 13 miles North on I-75. Battlefield Parkway is a major traffic artery with a traffic count of 18,000 cars per day. This +/-4.2 acre property has 264 units of storage space, 28 covered parking spaces and 64 gravel parking spaces.

This income property is zoned I-1. The property is visible from the signalized intersection of Battlefield Parkway and Old Mill Road. This property is unique in that it offers an opportunity for expansion of its capacity. Another unique feature is found with 8 in-line retail/office/storage spaces with parking on Liberty Lane. The freestanding manager's office includes a 3 BR/1BA living space providing for a 24-hour on-site operator/manager. The out of state owner is motivated to sell. Please call Jay Leslie at 404-277-9191 or email JLeslie@atlantalandgroup.com.



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"Having the vision and work ethic to make the difficult deals a reality is what we do best."

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