

Camp Verde 24 Hour Storage

603 Industrial Drive | Camp Verde, AZ 86322



Exclusively Listed

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Executive Summary

Camp Verde 24 Hour Storage is an excellent cash flow operation managed with a part-time on-site manager supplemented by a kiosk operation. The current physical occupancy is 94.3% with economic occupancy at 76.1%. The facility was originally built in 1985 utilizing slump block construction, metal roll up doors and asphalt shingle tile roof. It is well situated and one of the nicest properties in Camp Verde with close proximity to the commercial and retail hub markets serving the town of Camp Verde. The property was significantly improved in 2017 with the replacement of all doors, new signage, website presence, a lift system to accommodate the 2-story building, new LED fixtures, security cameras throughout, a new drainage system and much, much more. Since the improvements, revenues for the self-storage portion have doubled yet still provide opportunity for further physical and economic occupancy improvement.

Camp Verde 24 Hour Storage is a stabilized mixed use operation featuring 151 Drive Up and Indoor storage units, a UPS Distribution Center ground lease and a two-story Main Office/Apartment Building. The first floor of the Main Building consists of: an on-site management office, computer kiosk system, the UPS-leased office and an Efficiency Apartment – which can be utilized as a manager’s residence or living quarters for an out of town owner visiting the property. The second floor consists of a fully remodeled Upstairs Apartment currently leased to a residential tenant.

The town of Camp Verde is seeing a surge of new housing to meet the needs of the Verde Valley and northern Arizona areas which has experienced a shortage of housing over the past five plus years. Camp Verde is located approximately 86 miles north of Phoenix, Arizona within Yavapai County. Camp Verde 24 Hour Storage is well located to realize the benefits of the growing community.

Offering Summary

List Price:	\$2,040,000
Physical Occupancy (Mar-19):	±94.3%
Economic Occupancy (Mar-19):	±76.1%
County:	Yavapai County

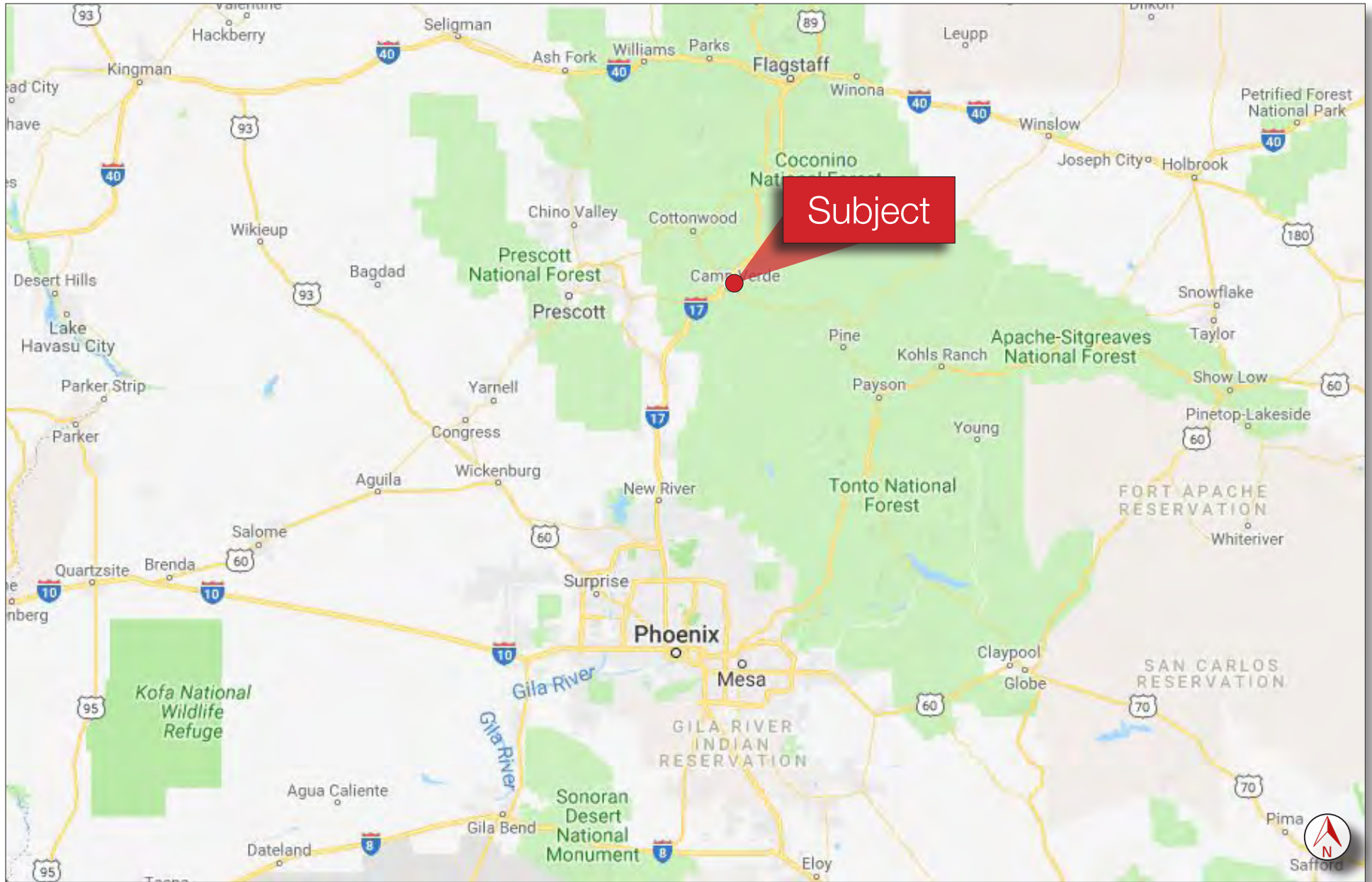
Investment Highlights

- Property is located within an Opportunity Zone
- Close proximity to Interstate 17
- Significant property improvements in 2017
- Centrally located near commercial and retail

Area Highlights

- Red Moon RV Park (414 Spaces) - New Construction
- Silverado at Simonton Ranch (585 Homes) - New Construction
- New Medical Center - Northern Arizona Healthcare
- Business Friendly Environment - No Town Sales Tax or Impact Fees

Location Map



Aerial Overview

Camp Verde 24 Hour Storage



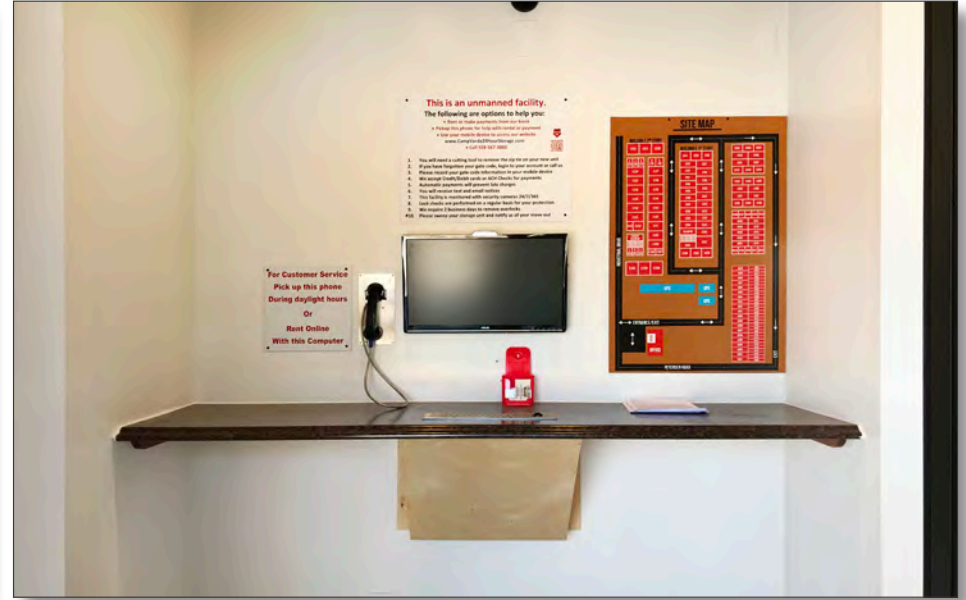


Property Photos

Camp Verde 24
Hour Storage



Property Photos





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