

Triple Nichol Storage Center

3586 E US Hwy 60 | Miami, AZ 85539



Exclusively Listed

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Executive Summary

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Triple Nichol Storage Center represents an opportunity to own a stabilized self-storage facility. The facility was first built in 1980, with additional containers added & refurbished throughout the years (most recently in 2017 & 2018). The site is approximately 3.77 acres and serves the mining towns of Globe and Miami – located four miles apart and approximately 75 minutes from Phoenix.

Triple Nichol has prominent visibility from US Highway 60 and is the largest self-storage facility serving the market with on-site management and a website presence. The facility includes 24,928 net rentable square feet with 53 outside parking spaces for a total of 289 units.

This stabilized cash-flowing operation is well positioned to grow revenues through rent increases, the addition of container units, potential reconfiguration of units for maximum space utilization and income generation, and the potential leasing of office space in the main building. The current physical occupancy is 97.6 percent with economic occupancy at 94.9 percent.

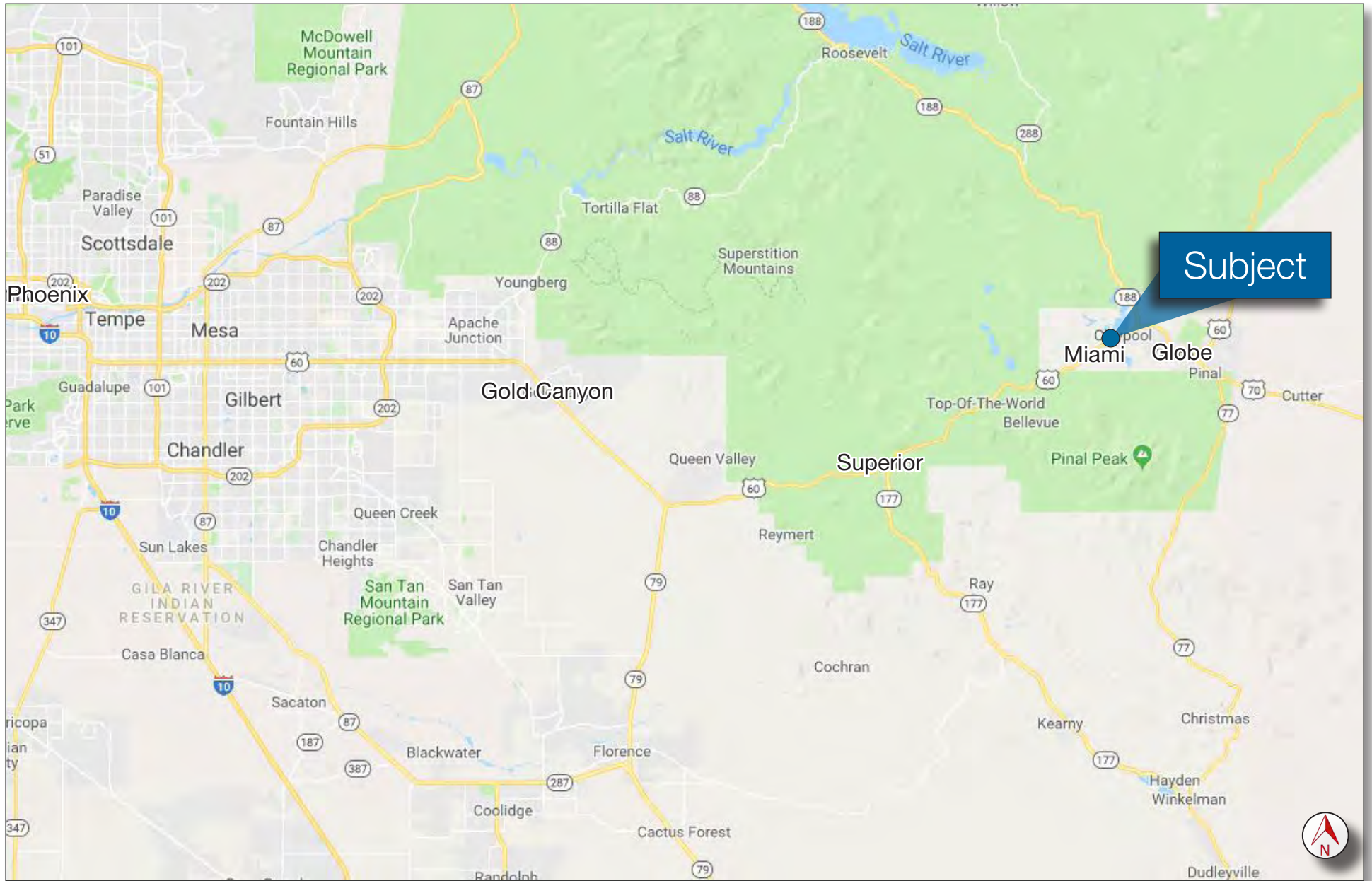
Offering Summary

List Price:	\$1,625,000
Price / NRSF:	\$65.19
Cap Rate (Year 2018 Actual):	8.41%
Cap Rate (Year 1 Proforma):	9.28%
Economic Occupancy (Current):	±94.9%
Physical Occupancy (Current):	±97.6%
County:	Gila County

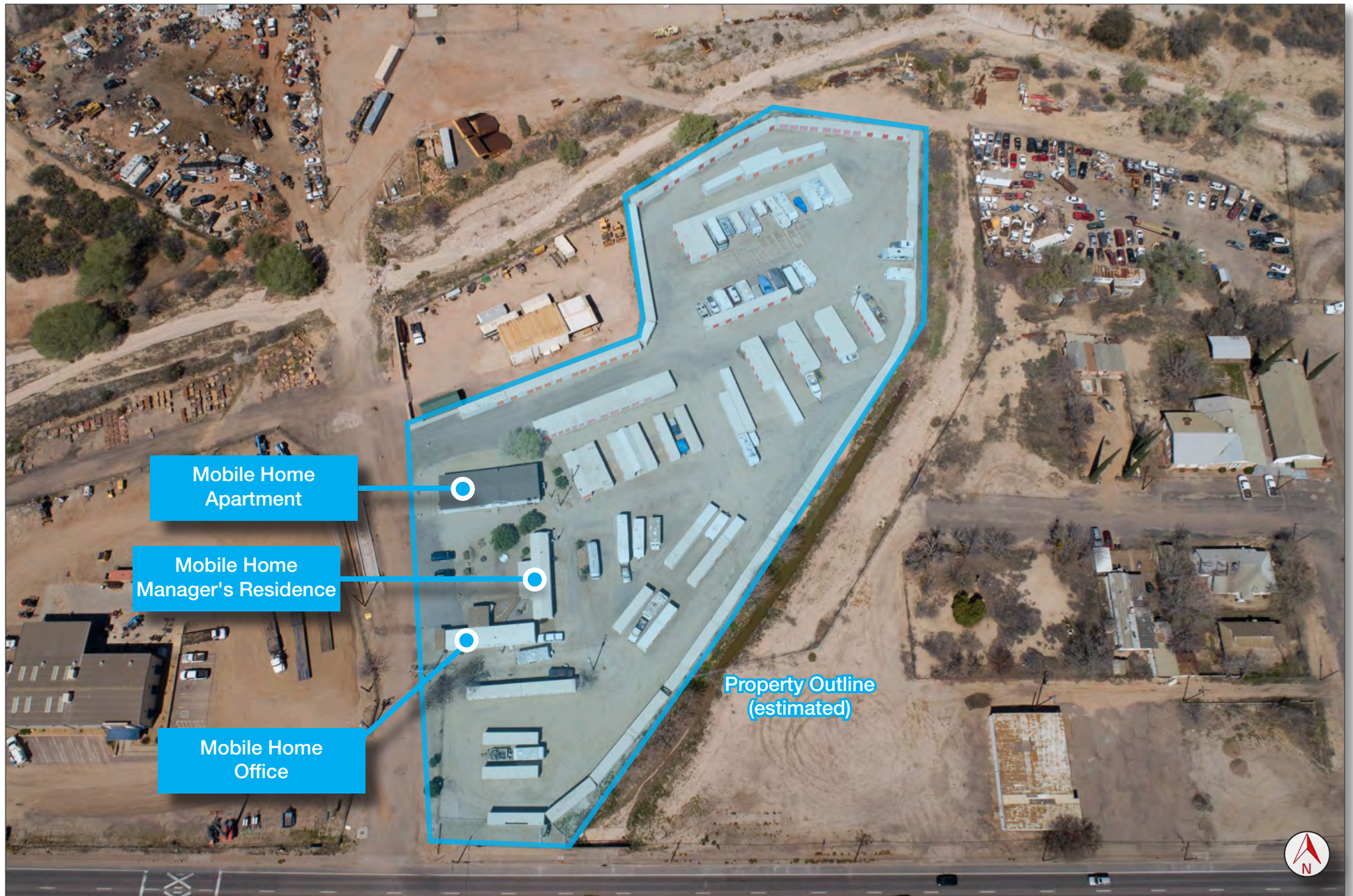
Investment Highlights

- No true competitive facilities within Globe/Miami markets
- High visibility on US Highway 60 - serving Globe and Miami
- Value Add - Convert some RV space to additional container storage
- Reconfigure existing space for better economic efficiency
- Freeport Mining Operations is a leading international mining company. Headquartered in Phoenix, Arizona, its operation in the Miami-Globe area is known worldwide for copper mining.

Location Map



Property Overview



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