

FOR SALE

\$5,500,000

Airport Mini Storage

2501 27th Ave. Vero Beach FL 34960



Assumable Land Lease 23 Years +

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Airport Mini Storage 2501 27th Ave. Vero Beach FL 34960

PRICE	\$5,500,000
GROSS INCOME	\$528,000
EXPENSES	-\$180,000
NOI	\$348,000+
CAP RATE	6.3
BUILDING SIZE	76,775 sf
BUILDING TYPE	Self Storage
ACREAGE	4.72 AC
TRAFFIC COUNT	8,120 AADT
YEAR BUILT	1986
CONSTRUCTION TYPE	Frame / Steel
ZONING	Municipal
LAND USE	Leased Land/Bldg
UTILITIES	Undisclosed

Excellent income producing property! Mini self storage facility features 8 separate buildings totaling 76,775 SF, close proximity to the Vero Beach Airport. This perfect investment opportunity won't last long! Located between 27th Ave and Aviation Blvd. **Assumable land lease 23 years +**



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	3,973	1 Mile	\$50,644	1 Mile	42.80
3 Mile	41,433	3 Mile	\$60,253	3 Mile	44.80
5 Mile	83,350	5 Mile	\$71,483	5 Mile	47.70

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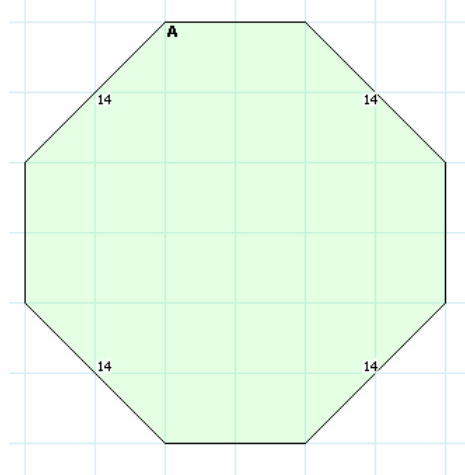
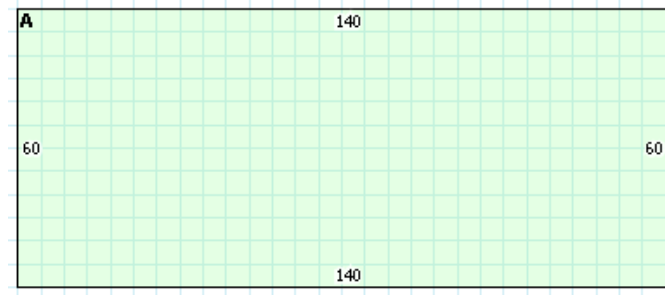
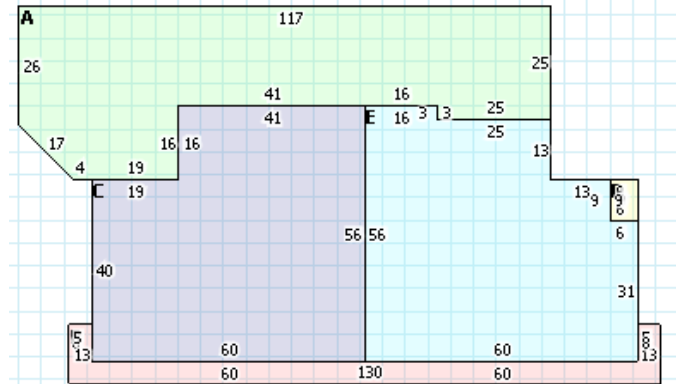
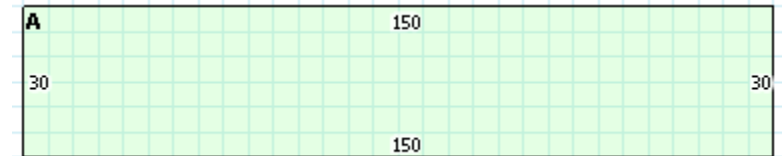
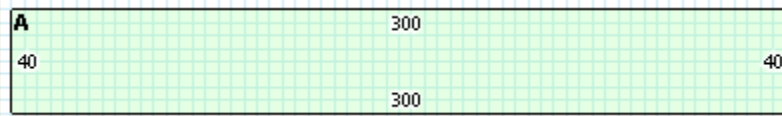
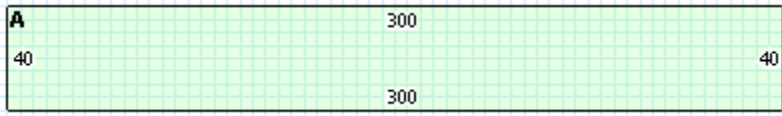
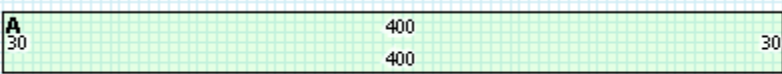
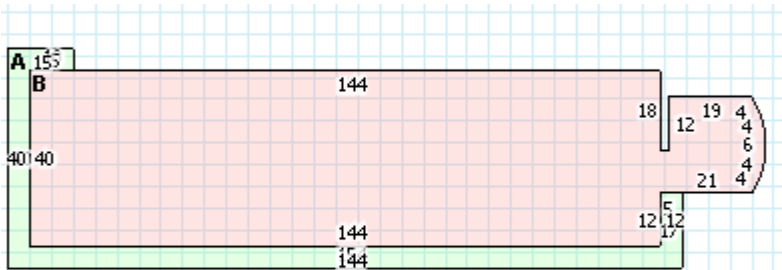
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Floor Plan

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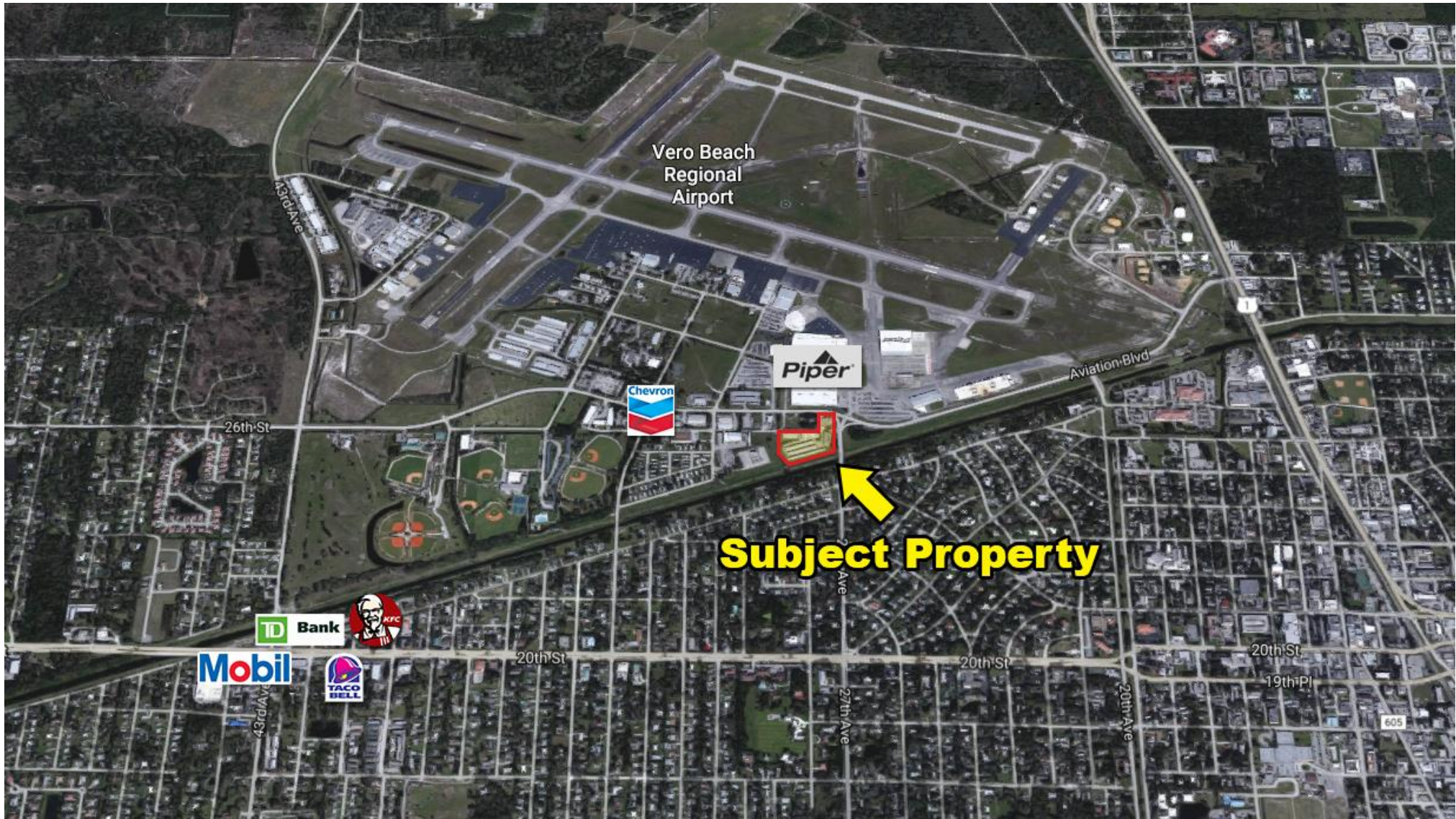


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Property Aerial

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