

EXCLUSIVELY LISTED BY MARCUS & MILLICHAP

NEW SELF-STORAGE LISTING

3401 South State Road 7, Davie, Florida 33314



INVESTMENT HIGHLIGHTS

EXTRA SPACE STORAGE \$5,600,000

- 122,742 NET RENTABLE SQUARE FOOT FACILITY; 8.40 ACRES; BUILT IN 1988
- 1,041 TOTAL UNITS - INCLUDING STORAGE, RV PARKING & LOCKERS
- HIGHLY VISIBLE FROM U.S. HWY. 441/SR 7 (49,500 VEHICLES/DAY)
- EXCELLENT LOCATION LESS THAN 3/4 MILE FROM INTERSTATE 595 (181,000 VEHICLES/DAY)
- ON-SITE MANAGER'S OFFICE AND APARTMENT
- ELECTRONICALLY CONTROLLED ENTRY GATE WITH KEYPAD ACCESS, SECURITY CAMERAS & EXTERIOR LIGHTING
- \$45.62/SF; ACTUAL 8.79% CAP RATE
- CURRENTLY, THE PROPERTY IS 77.3% PHYSICALLY OCCUPIED & 74.5% ECONOMICALLY OCCUPIED, LEAVING HUGE UPSIDE FOR A NEW BUYER
- NOI IN 2007 WAS OVER \$800,000



FOR MORE INFORMATION PLEASE CONTACT LISTING AGENTS:



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