

# STORAGE FACILITY FOR SALE

# 6670 BALTIMORE PIKE | LITTLESTOWN, PA 17340

**Presented By:**  
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**COMMERCIAL**

205 W Caracas Ave | Hershey, PA 17033

# OVERVIEW

6670 Baltimore Pike | Littlestown, PA 17340

## PROPERTY DESCRIPTION

Top of the line quality construction abounds in this storage facility, constructed recently in 2021. The property consists of 42 mini storage units, 48 large storage units, 26 parking spaces and a rented house on 10.39 Acres of Land.

The 48 large units consist of a range of sizes between 10x30' and 16x51' and ceiling height ranging from 12'- 16'. Many feature a 20 or 50 amp electric service, with 11 of these units also providing AC/Heat fed by a Geothermal System that services the whole property. Utility fee is then added to units with in proportion to potential use. These units are consistently rented at 100% capacity.

The 42 mini storage units are climate controlled with the efficient geothermal system, with sizes ranging from 6' x 10' to 14' x 24', with interior access on convenient one level.

There is 26 stoned parking spaces at 10'x40' size, with easy access and large entry drive, perfect for large vehicles and heavy storage.

There is also a leased house located on the property, that was renovated in 2021 when the storage was built.

Excellent construction in this facility features metal roofs and metal siding, large deep concrete pads and driveways around buildings. A Geothermal open loop system services the property for heating and cooling.

The property is zoned Highway Commercial in Germany Township, Adams County and is located just over the PA/MD line in Pennsylvania, which provides easy access for storage users throughout the greater region.

## PROPERTY HIGHLIGHTS

- Strong Location close to PA/MD State Line
- All Macro Storage units fully leased
- Excellent visibility along high traffic corridor
- Diverse Unit Mix

## OFFERING SUMMARY

Sale Price:	\$4,000,000
Number of Units:	91 Units + 26 Parking
Lot Size:	10.39 Acres
Total Building Size:	36,945 SF
APN:	15J18-0062---000
Zoning:	Highway Commercial
Municipality:	Germany Township
County:	Adams

## PROPERTY DESCRIPTION (CONTINUED)

Maxi storage units that this facility provides are in high demand and have very limited supply. Replacement costs for this type of facility would well exceed the purchase price.

Potential upside can be obtained by adding additional maxi storage in parking spaces, and increasing rents & mini storage occupancy. Offered at an attractive 6.3% in place cap rate, or a proforma 7.4% with expected rent increases, this property makes an attractive long term growth asset



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# ADDITIONAL PHOTOS

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# RENT ROLL

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## Rent Roll

Building	Unit Dimensions	Description	% Occupied	Current Average Rent Per Unit	Current \$/Month	Current Annual Rent	Proforma Average Rent Per Unit	Proforma \$/Month	Proforma Annual Rent	SF of Units
House	3,000	Geothermal, Roof 2019	100%	\$2,000.00	\$2,000.00	\$24,000.00	\$2,000.00	\$2,000.00	\$24,000.00	3,000
#1	Varies	42 Mini Storage	50%	\$128.00	\$2,178.00	\$26,136.00	\$135.00	\$5,690.00	\$68,280.00	5,961
#2	10- 10x40', 14- 10x30' units	24 Large Units	100%	\$327.00	\$7,863.00	\$94,356.00	\$368.00	\$8,850.00	\$106,200.00	8,400
#3	24- 16 x51' units	24 Large Units	100%	\$650.00	\$15,600.00	\$187,200.00	\$750.00	\$18,000.00	\$216,000.00	19,584
Parking	26 10x40 Spaces	26 10x40 Spaces	100%	\$68.00	\$1,635.00	\$19,620.00	\$77.00	\$2,005.00	\$24,060.00	
					<b>\$29,276.00</b>	<b>\$351,312.00</b>		<b>\$36,545.00</b>	<b>\$438,540.00</b>	<b>36,945</b>



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# APOD

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All figures are annual	Current \$/SQ FT or \$/Unit	Current % of GOI	Proforma \$/SQ FT or \$/Unit	Proforma % of GOI	Current	Proforma	Comments/Footnotes
Potential Rental Income					\$351,312.00	\$438,540.00	
Less: Vacancy & Cr. Losses				(10.% of PRI)		\$43,854.00	Current: Vacancy already factored in   Proforma: Standard Vacancy
Effective Rental Income					\$351,312.00	\$394,686.00	
Plus: Other Income (collectable)					\$20,100.00	\$20,100.00	Utility income
Gross Operating Income					\$371,412.00	\$414,786.00	

Operating Expenses	Current \$/SQ FT or \$/Unit	Current % of GOI	Proforma \$/SQ FT or \$/Unit	Proforma % of GOI	Current	Proforma	Comments/Footnotes
Real Estate Taxes	\$0.94	9.9%	\$0.94	7.9%	\$34,780.00	\$34,780.00	Actual - Could be appealed
Property Insurance	\$0.24	2.6%	\$0.24	2.1%	\$11,676.00	\$11,676.00	Newly updated insurance
Management	\$0.30	3.0%	\$0.34	3.0%	\$11,142.00	\$12,444.00	Average, owner self manages currently
Repairs and Maintenance	\$0.25	2.5%	\$0.28	2.5%	\$9,285.00	\$10,370.00	Estimate, Actual was \$7k 2025, \$14k 2024
All Utilities	\$0.46	4.9%	\$0.46	3.9%	\$17,127.00	\$17,127.00	Tenant rent includes Electric payments
Quickbooks Payment Fees	\$0.15	1.6%	\$0.15	1.3%	\$5,613.00	\$5,613.00	Actual 2024, Credit Card Fees
Licenses/Permits/Taxes	\$0.47	5.0%	\$0.47	4.0%	\$17,433.00	\$17,443.00	Actual 2024
Advertising	\$0.16	1.7%	\$0.16	1.4%	\$6,044.00	\$6,044.00	Actual 2025
Bank Charges	\$0.07	0.7%	\$0.07	0.6%	\$2,476.00	\$2,476.00	Actual 2025
Bad Debt	\$0.10	1.0%	\$0.11	1.0%	\$3,714.00	\$4,148.00	Industry Average
Lawn & Landscaping							House Tenant Mows Grass
Total Operating Expenses	\$3.16	33%	\$3.23	28%	\$119,301.00	\$122,120.00	

Net Operating Income					\$252,111.00	\$292,666.00	Cap Rate: Current 6.3%   Proforma 7.3%
Less: Annual Debt Service					\$225,313.00	\$225,313.00	Debt Cov. Ratio: Current 1.12   Proforma 1.299
Cash Flow Before Taxes					\$26,798.00	\$67,353.00	Cash on Cash: Current 3.080%   Proforma 7.742%

\* Debt Assumptions: 80% LTV at 5.8% W/ 30 Year Am



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# PARCEL

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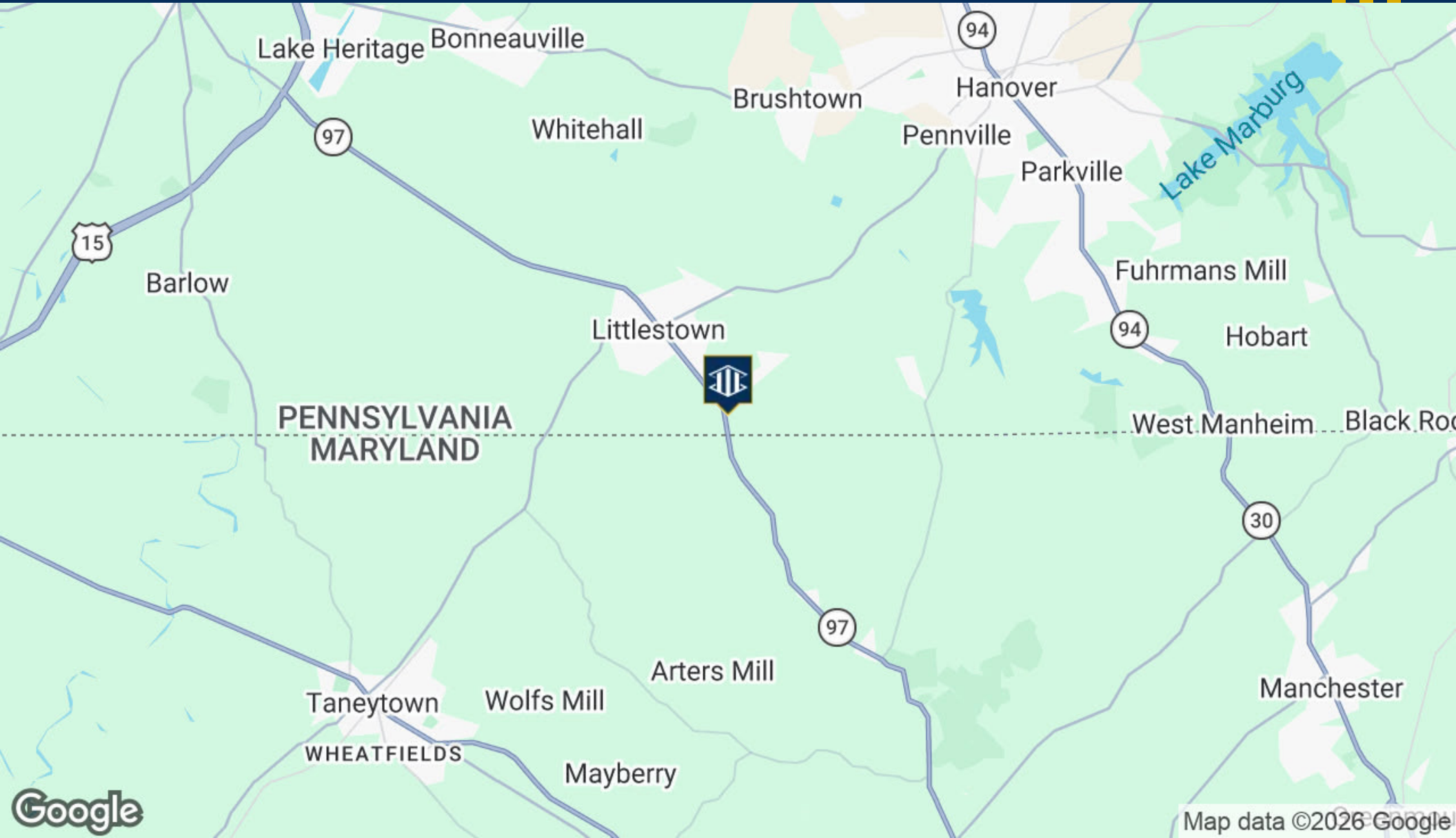
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# LOCATION OVERVIEW

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# DEMOGRAPHICS

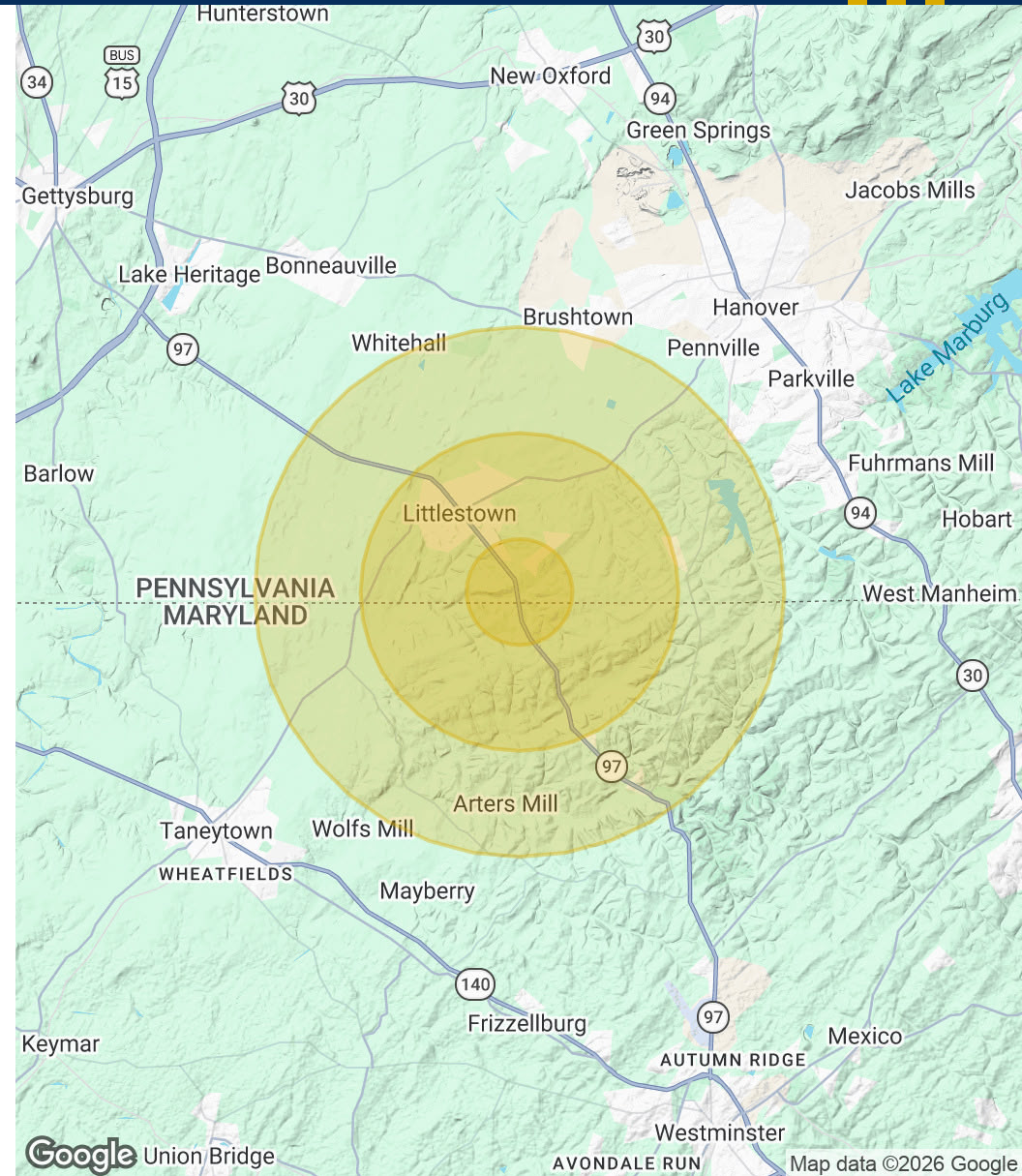
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	706	9,362	20,242
Average Age	47.6	44.5	45.2
Average Age (Male)	47.4	41.3	42.8
Average Age (Female)	47.8	46.5	46.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	266	3,658	7,733
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$120,246	\$94,931	\$106,703
Average House Value	\$304,935	\$282,146	\$318,091

2023 American Community Survey (ACS)



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# ADVISOR BIO

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Naomi Brown is the Broker of Record for Capstone Commercial. Since entering Real Estate in 2014, Brown has become an local expert in land and investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure.

Raised in Lancaster County, PA in a hardworking Mennonite farming family, Brown learned the principals of hard work and serving others from a young age. This has served her well in real estate, working to grow both in transactions and knowledge from the start. Naomi became a Realtor in 2014, a Broker in 2018, and CCIM (Certified Commercial Investment Member) in 2020.

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# LEGAL

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