



Commercial Real Estate Solutions®

Tipp City Self Storage Facility For Sale

269 North Fourth Street

Tipp City, OH 45371



PROPERTY HIGHLIGHTS

TIPP CITY SELF-STORAGE INVESTMENT OPPORTUNITY

**\$700,000 | 1.098 Acres | 9,250± SF | 77% Occupied
8.0% Projected Cap Rate***

Two buildings with outside storage

Front Storage Building: 7,000 SF

Rear Storage Building: 2,250 SF

Gross Building Area: 9,250 SF – 85 storage units
including 11 exterior units

Built in 1989 on 1.098 acres

Construction: Metal/Concrete Block

Fenced-in site with automatic gated keypad access

Great upside potential with below-market rents

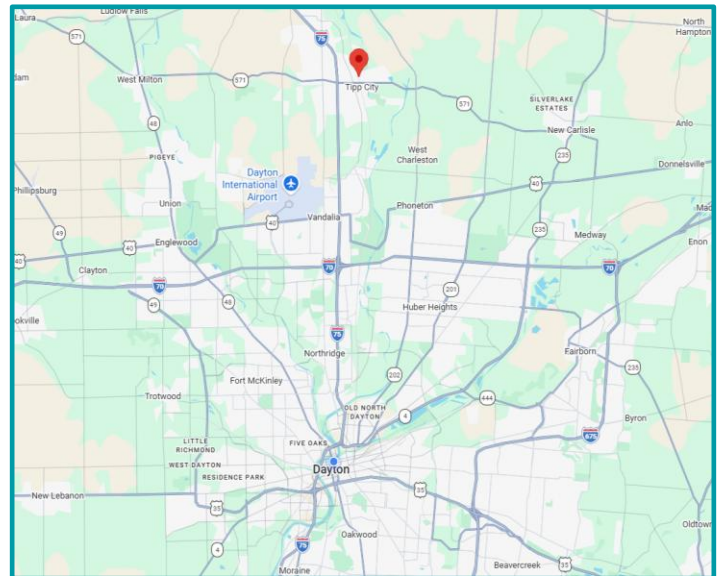
Out-of-state ownership; Opportunity for Local /
Regional Investor

77% occupied

*Projected 8% cap rate at stabilized 90% occupancy,
based on gradual rent increases

Strategically located in Tipp City, with convenient
access to I-75 and surrounding Miami County
communities

Well-maintained buildings with signage visibility

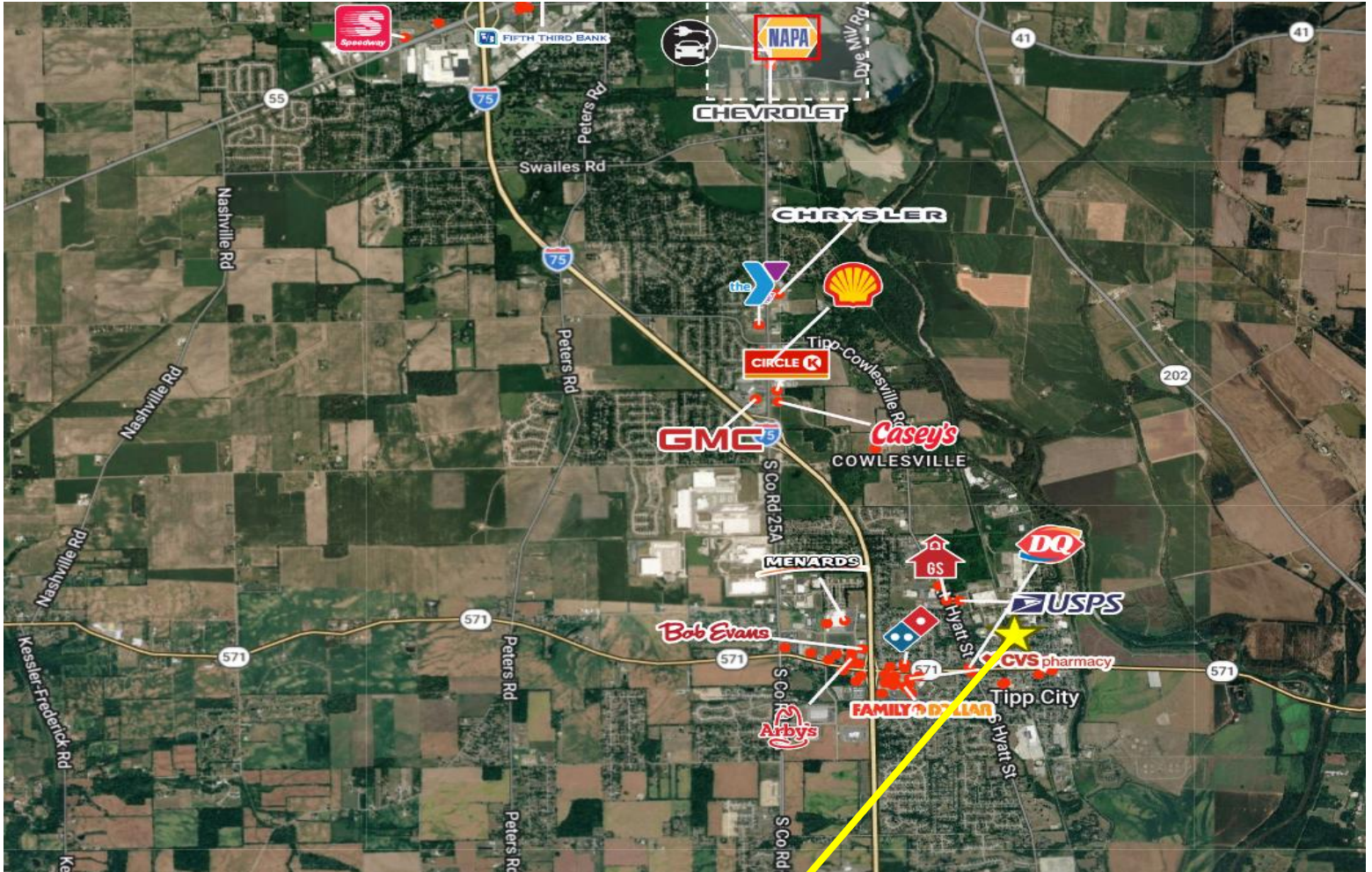


For More Information, Please Contact:

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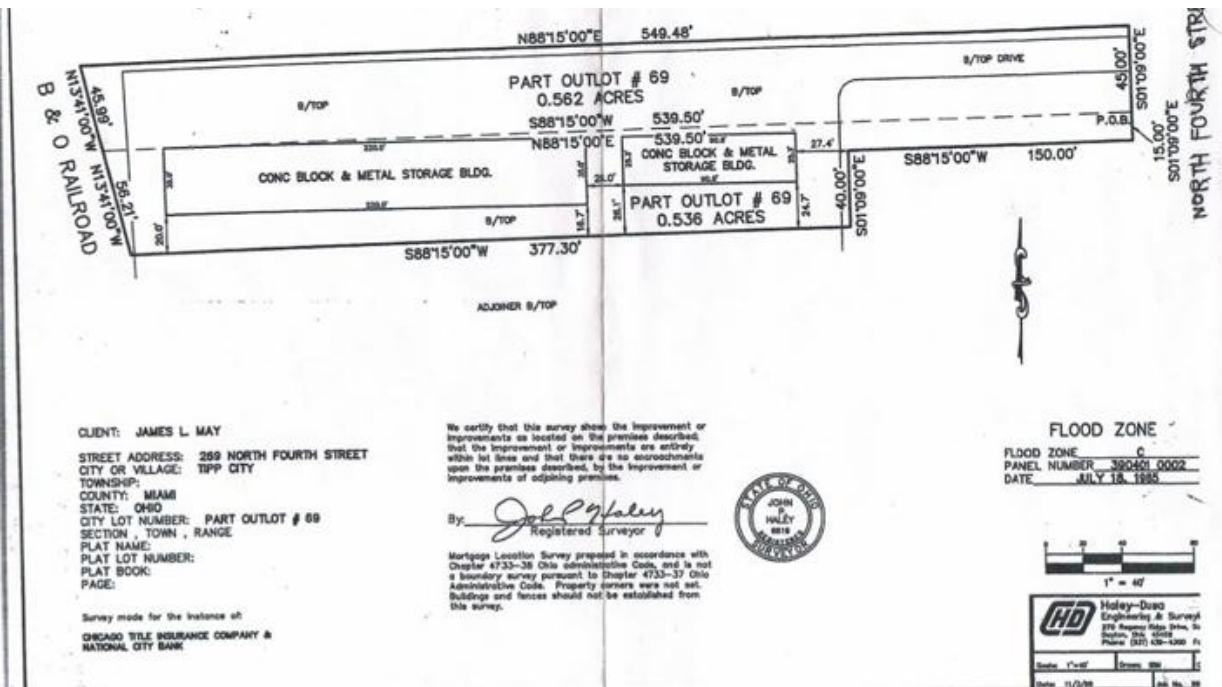
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,244	15,738	27,429
Average HH Income	\$104,253	\$140,510	\$136,590
Daytime Employee Population	5,988	15,700	30,200

Parcel Maps



Building Footprint

