

# COMMERCIAL PROPERTY FOR SALE

HIGHWAY COMMERCIAL SELF-STORAGE, OPERATE YOUR BUSINESS AND EARN PASSIVE INCOME



1886 US Highway 17, Williamston, NC 27892



## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Sale Price:    | \$349,000          |
| Building Size: | 4,794 SF           |
| Lot Size:      | 0.51 Acres         |
| Stories:       | 1                  |
| Year Built:    | 1995               |
| Zoning:        | Highway Commercial |
| Cross Streets: | Country Club Dr    |

## PROPERTY OVERVIEW

This turnkey self-storage investment offers prime highway visibility, consistent cash flow, and exceptional potential for expansion. The 4,794 SF property features 13 total units, seven small units leased at \$150 and six large units at \$300, delivering a full potential income of \$2,850 per month. With the smaller units currently 100% occupied and overhead costs averaging just \$300 per month, this property stands out as a high-yield, low-maintenance opportunity priced below replacement cost.

Zoned Highway Commercial, the site provides outstanding frontage, ample parking, and flexibility for multiple uses. It's perfectly suited for auto mechanics, used car dealers, HVAC or electrical technicians, and other service professionals who want to operate their own business while leasing additional space for steady passive income. With strong visibility, reliable tenancy, and minimal management requirements, this is a rare chance to secure a profitable and expandable investment with lasting value. Don't miss out, opportunities like this move fast.

## PROPERTY HIGHLIGHTS

- Turnkey Investment: Income-producing self-storage with minimal management.
- High Visibility: Prime highway frontage ideal for business exposure.
- Strong Returns: 13 units generating up to \$2,850/month with low \$300 overhead.
- Flexible Zoning: Highway Commercial, great for auto, HVAC, or service trades.
- Room to Grow: Ample parking and expansion potential for added income.

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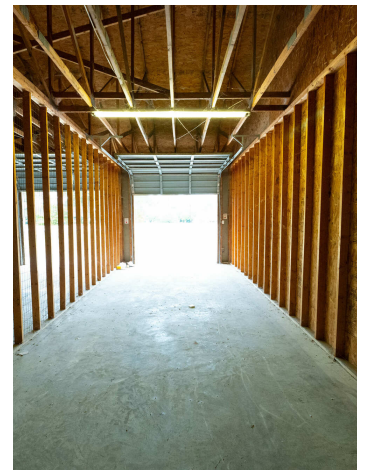
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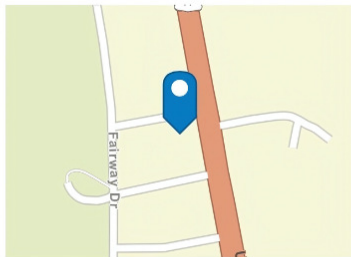
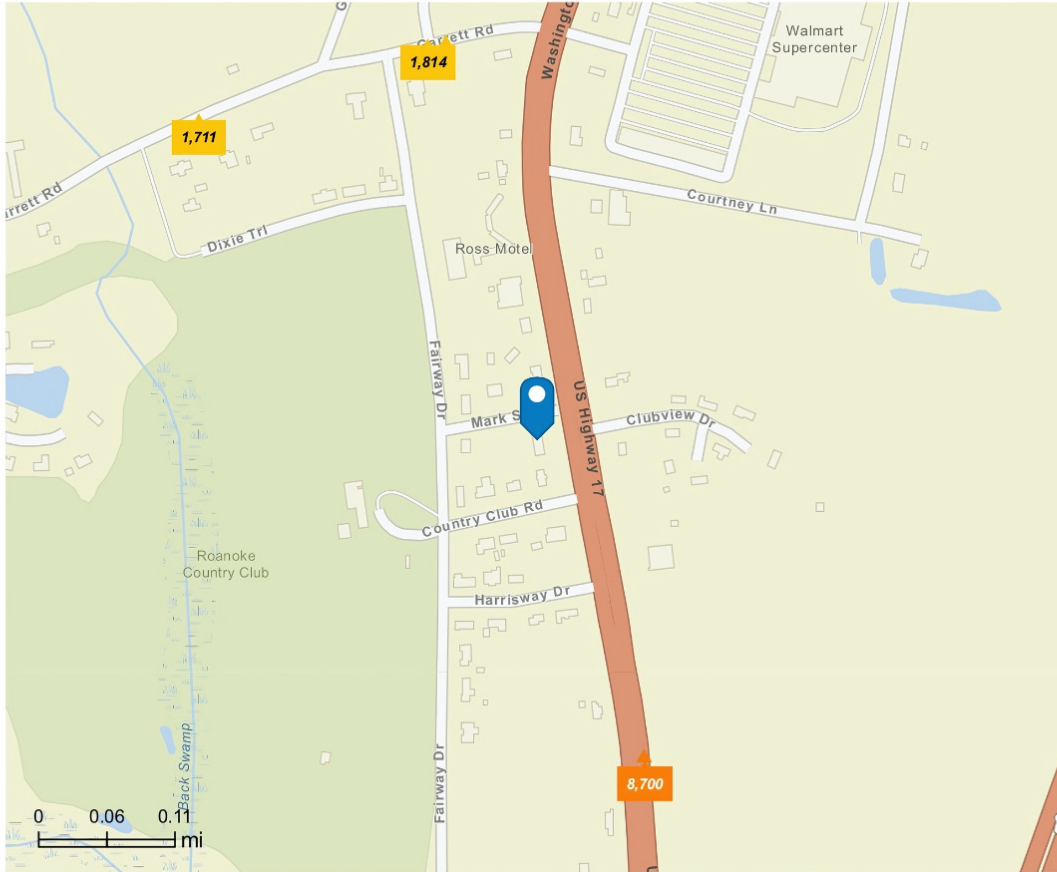
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## Traffic Count Map - Close Up

1886 US Highway 17, Williamston, North Carolina, 27892

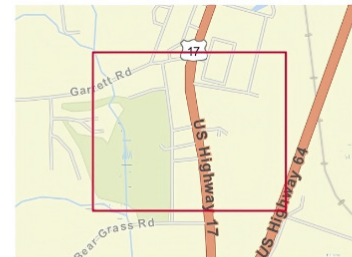


Rings: 1, 5, 10 mile radii



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source:](#) Traffic Counts (2025)

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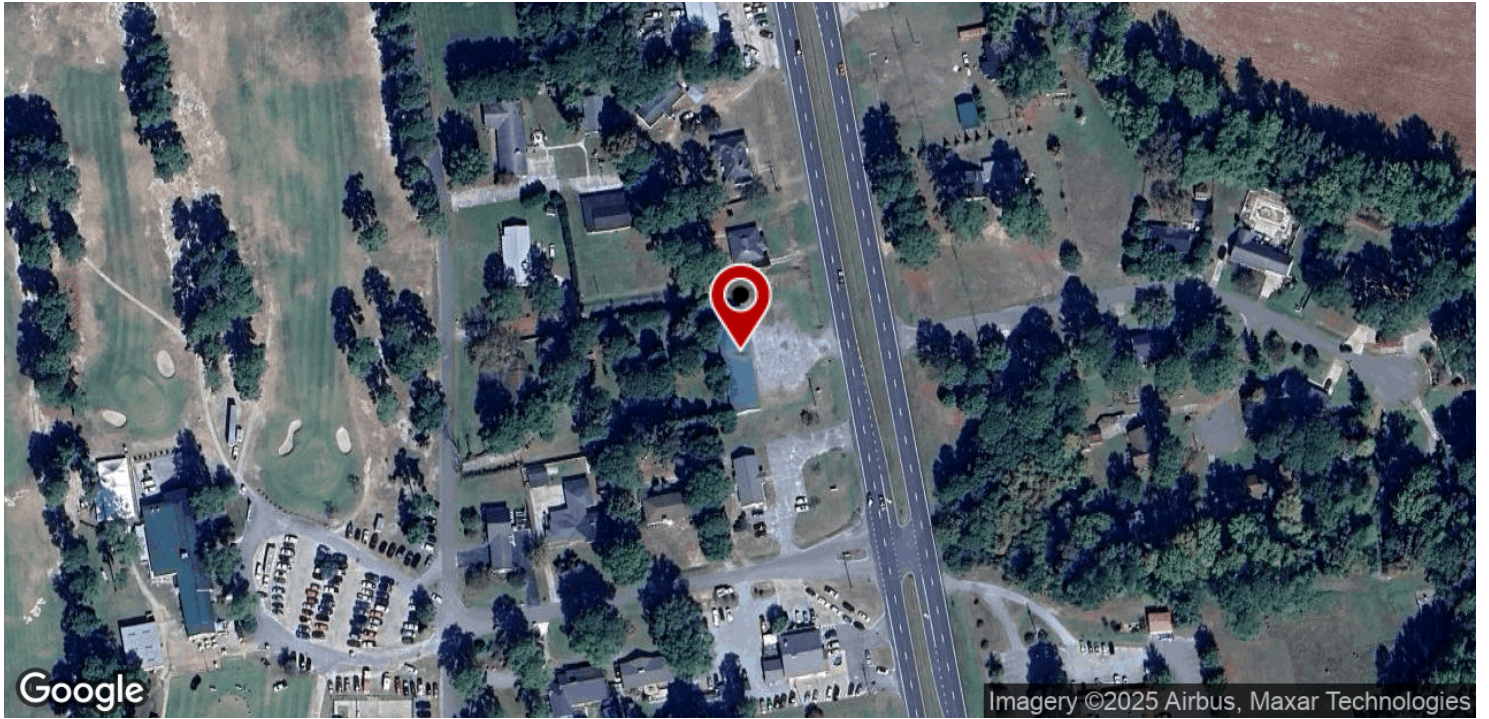
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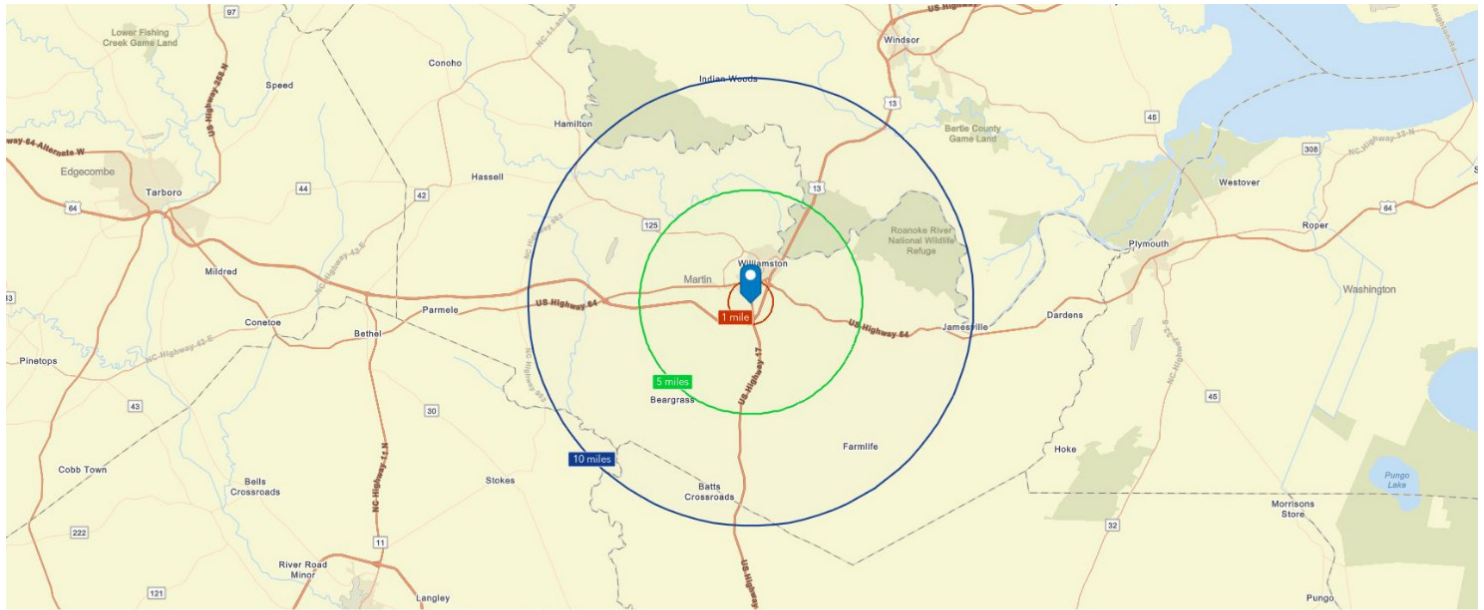
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**1 MILE      5 MILES      10 MILES**

|   | 1 MILE | 5 MILES | 10 MILES |                   |
|---|--------|---------|----------|-------------------|
| <b>2025 Estimated Population</b>              | 571    | 9,787   | 16,023   | <b>POPULATION</b> |
| <b>2030 Projected Population</b>              | 550    | 9,429   | 15,524   |                   |
| <b>2025 Estimated Household</b>               | 256    | 4,413   | 7,144    | <b>HOUSEHOLD</b>  |
| <b>2030 Projected Household</b>               | 252    | 4,346   | 7,038    |                   |
| <b>2030 Estimated Owner Occupied Housing</b>  | 159    | 2,718   | 4,823    | <b>HOUSING</b>    |
| <b>2030 Estimated Renter Occupied Housing</b> | 93     | 1,627   | 2,215    |                   |
| <b>2025 Estimated Total Business</b>          | 134    | 552     | 688      | <b>BUSINESS</b>   |
| <b>2025 Estimated Total Employees</b>         | 1,452  | 4,651   | 5,345    | <b>EMPLOYEES</b>  |

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