

# Self Storage Investment Opportunity



## Ace Secure Storage



**Ace Secure Storage**

18072 FL-47 & 17762 FL-47  
Fort White, FL 32028

Presented by:

**JOSH KOERNER**

Coastal Storage Group, LLC

904-591-0140

josh@coastalstorage.com

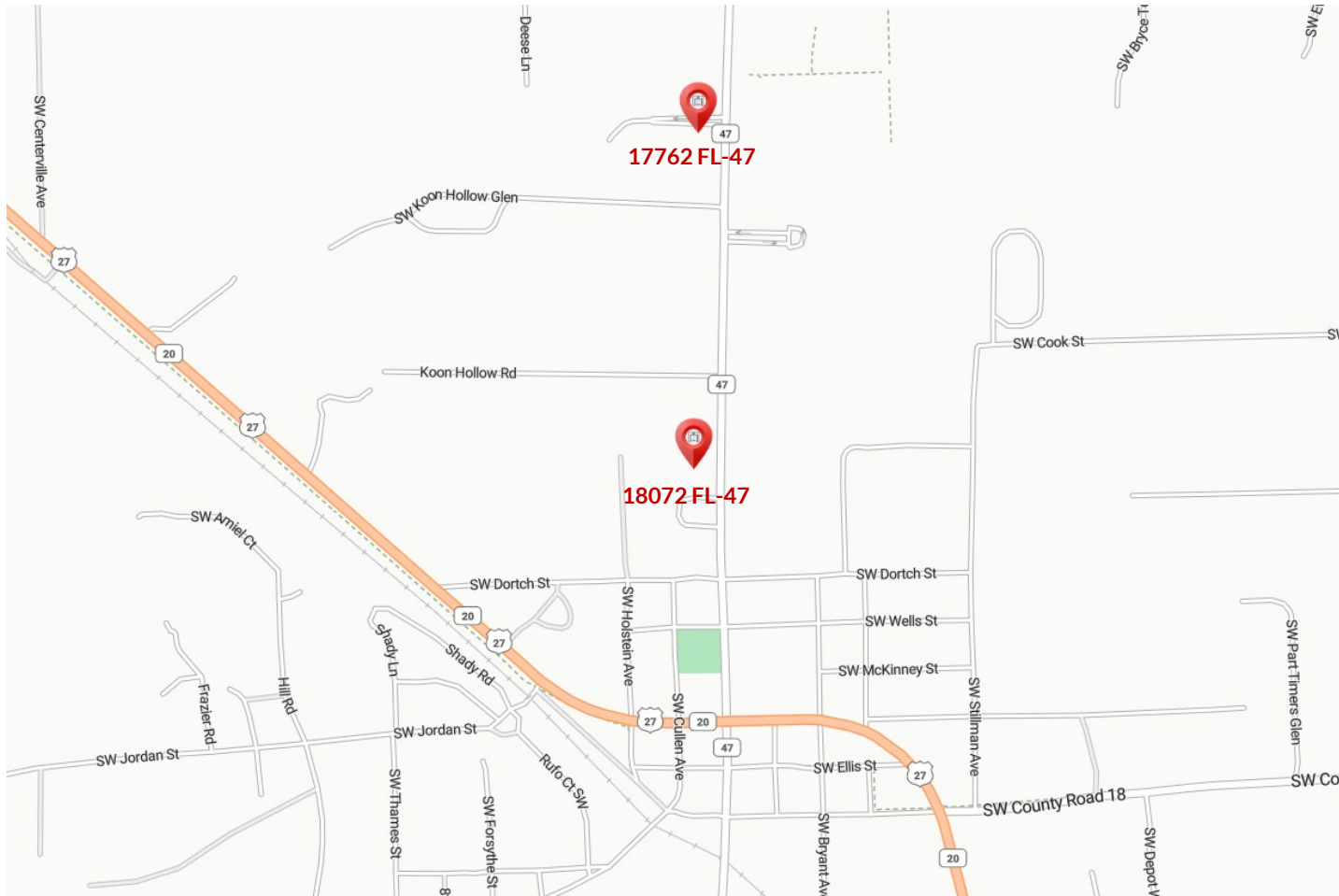


**LIST PRICE: \$2,400,000**

## INVESTMENT HIGHLIGHTS

- Fully stabilized self-storage facility located in Fort White, Florida, situated on approximately 5.387 acres.
- Five single-story buildings offering a mix of drive-up climate-controlled and non-climate-controlled storage, along with dedicated boat and RV parking.
- Approximately 29,350 rentable square feet across 169 units.
- Main Location: Approximately 18,750 rentable square feet across 129 drive-up climate-controlled and non-climate-controlled units. The property is situated on approximately 2.387 acres and was constructed in 2020.
- Annex Location: Approximately 10,600 rentable square feet across 62 drive-up, non-climate-controlled units, along with boat and RV parking. The annex is situated on approximately 3 acres, was originally constructed in 1999 and was refurbished with new paint and doors in 2025. The office was also rehabbed with new roof, bathroom, walls and paint and is currently being rented for \$600 per month.
- Excellent visibility and convenient access along North 1st Street/State Road 47 in downtown Fort White, with approximately 5,000 vehicles passing the property daily.
- The main location features 1 automated gated entrance, full perimeter fencing, and 24-hour video surveillance with an additional gate in the back that is lockable.
- The Annex location is fully fenced with an automatic gate and has landscaping throughout.
- The annex includes approved expansion plans for approximately 21,500 additional square feet, as well as additional boat and RV parking.
- Significant potential upside through expansion and the implementation of professional third-party

| Property Details | Main Location | Annex Location |
|------------------|---------------|----------------|
| RSF              | 18,750        | 10,600         |
| Total Units      | 129           | 62             |
| Built            | 2020          | 1999   2025    |
| Acreage          | 2.387         | 3              |



Argus Self Storage Advisors and Coastal Storage Group, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.