



SALE PRICE: \$166,000

Webb MS Storage

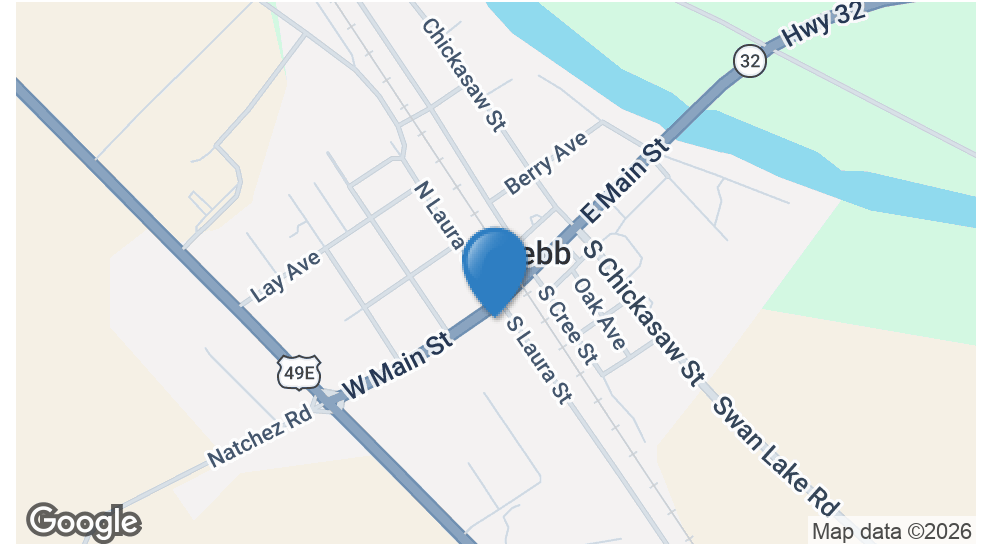
121 W. Main Street, Webb, MS 38966

Brooks Rice
769.218.7707
brooks@estesbush.com

PO Box 1220
Madison, MS 39130
601.362.9633
estesbush.com

Webb MS Storage

121 W. Main Street, Webb, MS 38966



OFFERING SUMMARY

Sale Price:	\$166,000
Building Size:	4,500 SF
Occupancy:	100%
Lot Size:	0.42 Acres
Price / SF:	\$36.89

LOCATION OVERVIEW

Mini Self Storage facility located on W Main Street in Webb MS

PROPERTY HIGHLIGHTS

- 40 Units
- Great Investment Property
- Positive cash flow with room to increase rents

Webb MS Storage

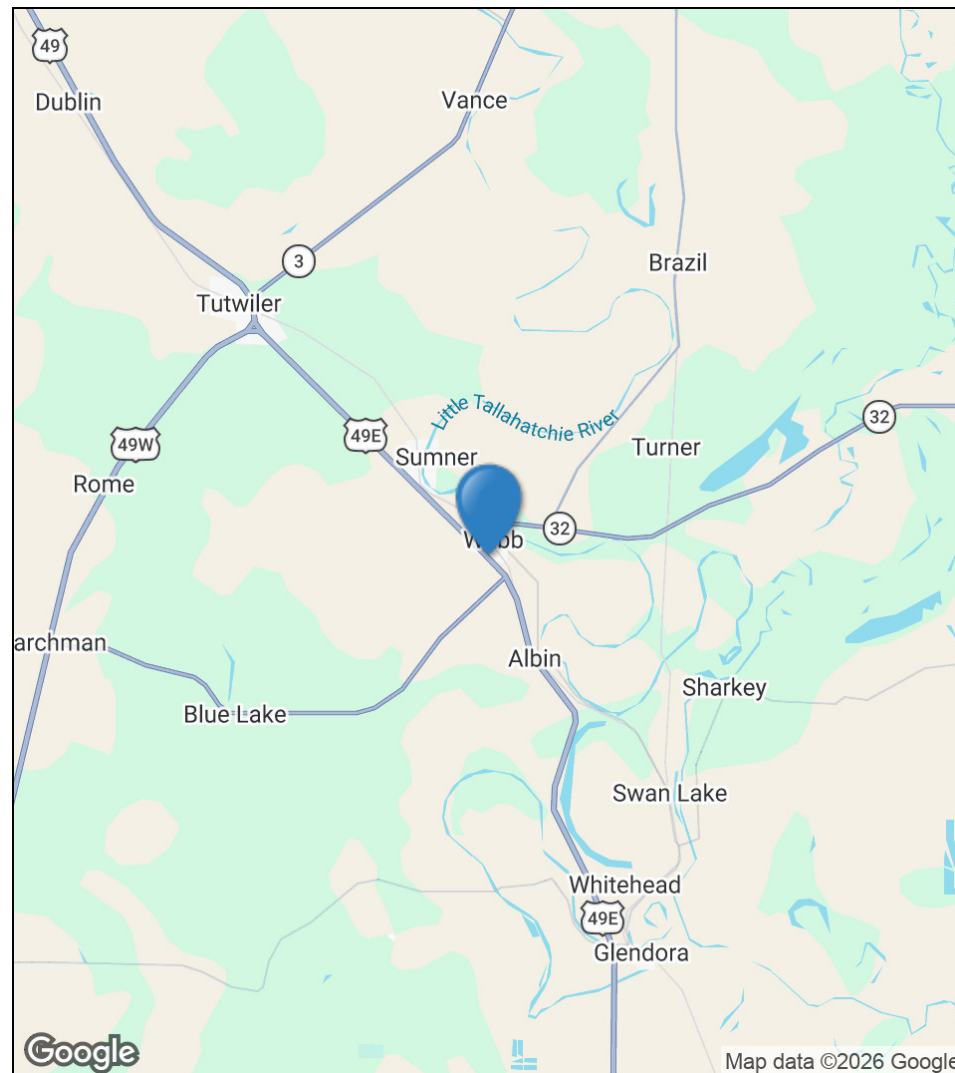
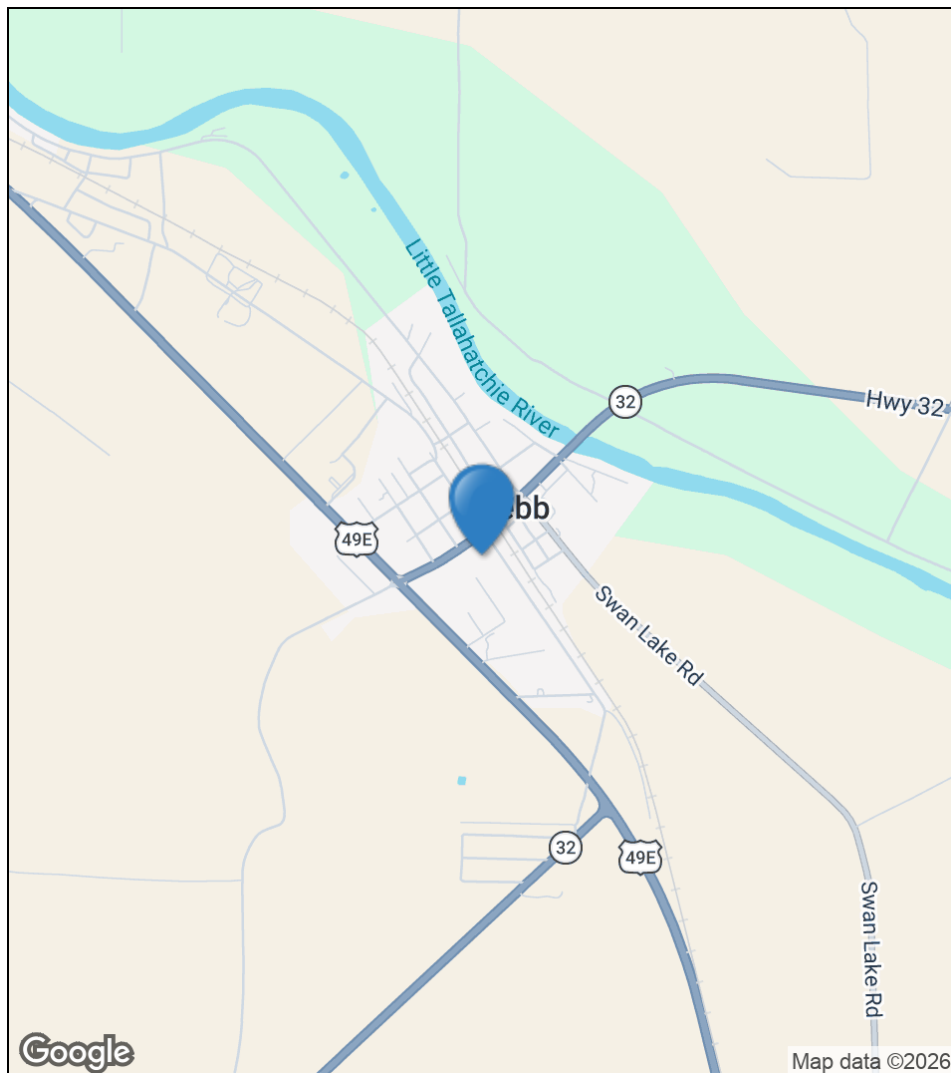
121 W. Main Street, Webb, MS 38966

Estes
BUSH
— REAL ESTATE —



Webb MS Storage

121 W. Main Street, Webb, MS 38966



Webb MS Storage

121 W. Main Street, Webb, MS 38966

Estes
BUSH
— REAL ESTATE —



Webb MS Storage

121 W. Main Street, Webb, MS 38966

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	238	1,228	6,514
Average Age	36.7	37.6	37.2
Average Age (Male)	26.8	30.1	34.3
Average Age (Female)	50.8	48.4	41.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	138	658	2,125
# of Persons per HH	1.7	1.9	3.1
Average HH Income	\$23,214	\$26,456	\$32,676
Average House Value	\$340,928	\$161,490	\$128,017

2020 American Community Survey (ACS)

