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300 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com



58 Gunter Town Road

Marshall, North Carolina 28753

Property Highlights

- 68-Unit Self Storage Facility on ±4.4 Acres
- Includes Farmhouse, Residence, and Studio Apartment
- Owner-Operator or Investment Opportunity

Property Overview

Belva Self Storage offers the opportunity to acquire a 68-unit self-storage facility situated on approximately ±4.4 acres in Madison County, North Carolina. The property includes three storage buildings totaling approximately ±6,000 square feet, along with a well-maintained 1950s farmhouse and a detached studio apartment constructed using repurposed shipping containers. These residential improvements provide flexibility for owner occupancy, on-site management, or additional rental income. The property presents an attractive opportunity for an owner-operator or investor seeking a manageable self-storage facility with multiple income components.

Offering Summary

Sale Price:	\$900,000
County Zoning:	R-A
Available SF:	+/-8,371 Total
Lot Size:	+/-4.4 acres

Demographics 0.25 Miles 0.5 Miles 1 Mile

Total Households	1	4	21
Total Population	2	10	52
Average HH Income	\$94,681	\$97,747	\$78,879

For More Information

Chris Mansfield

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Fully Leased Self Storage Facility With Proven Demand

The property includes a well-established 68-unit self storage facility consisting of three freestanding buildings totaling approximately ±6,000 square feet. The unit mix of 10'x10' and 5'x10' drive-up units is well aligned with local demand, serving both residential users and small businesses in the surrounding area.

The facility is currently fully leased, demonstrating strong, consistent demand within this portion of Madison County where competing supply is limited. Its location just off NC Highway 208 provides convenient access for tenants while maintaining a quiet, rural setting.

Positioned on approximately ±4.4 acres, the property offers a functional layout with room to breathe—supporting efficient circulation today and providing the potential for future improvements or expansion over time, subject to applicable approvals. The storage operation represents a long-standing use on the property, offering a stable foundation for continued operation.

Self Storage Info

Buildings:	3 freestanding buildings
Access:	Sunrise - Sunset Access
Occupancy:	100%
Zoning Use:	Pre-existing / Non Conforming
Unit Count:	68 Drive-Up Units
10 x 10 units	52 Count
5 x 10 Units	16 Count
Current Rents:	Available upon request
Square Footage:	+/- 6,000 SF Total



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Mountain Farmhouse With Scenic Views

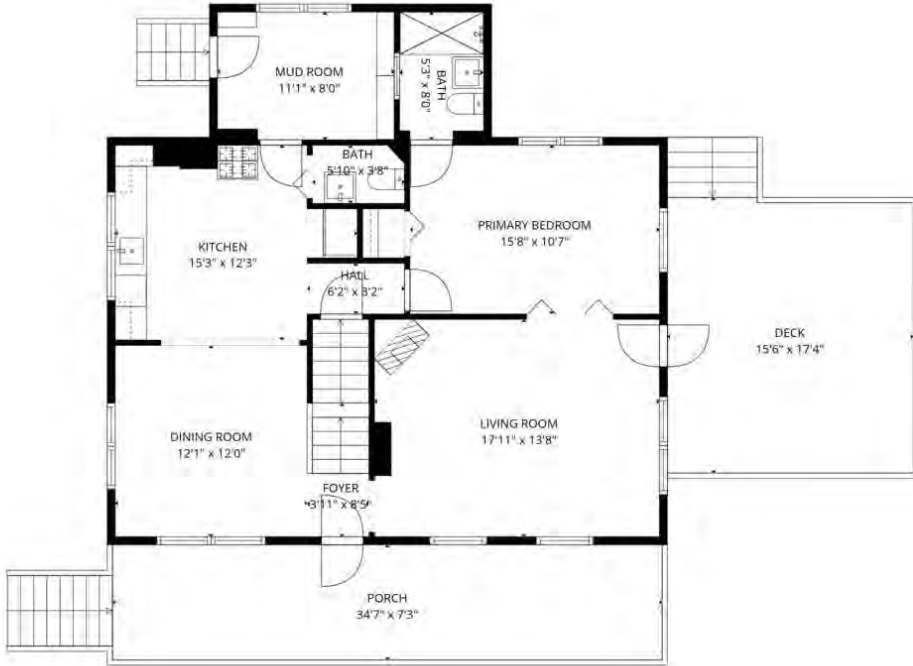
A charming two-story farmhouse dating to the 1950s is located on the property and included as part of the offering. The home has been thoughtfully maintained while preserving much of its original character, including its stone façade, wraparound covered porch, and warm wood accents throughout. Large windows allow natural light to fill the home and offer views of the surrounding mountain landscape.

The residence sits in a quiet rural setting surrounded by forested hills and open land, providing a peaceful environment that feels distinctly Western North Carolina. The property is located in close proximity to the Shelton Laurel Creek and several well-known trout streams, as well as miles of hiking and outdoor recreation opportunities throughout Madison County.

The home is currently vacant and offers flexibility for a new owner. It may serve as a primary residence, an on-site owner or manager residence for the self-storage facility, or a potential rental opportunity.

Farmhouse Highlights

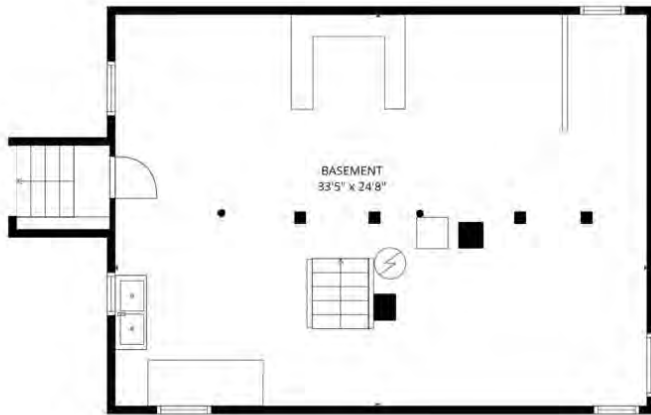
- Classic 1950s mountain farmhouse.
- Large covered wraparound porch.
- Scenic rural setting with mountain views.
- Located near incredible class "C" trout fishing streams.
- Close to hiking trails and outdoor recreation.
- Flexible use as residence, rental, or on-site manager housing.
- Full large stone basement with ample storage.
- Master Bedroom on main floor.
- Charming out building for outdoor equipment storage.
- Brand new HVAC unit (March 2026).
- Septic records not on file. Buyer to verify.



1st floor



2nd floor



Basement

Total GLA: 1843 sq. ft | Total: 3341 sq. ft
 Basement: (Excluded areas 922 sq. ft)
 1st floor: 1051 sq. ft (Excluded areas 515 sq. ft)
 2nd floor: 792 sq. ft (Excluded areas 61 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Studio Apartment With Expansive Wraparound Porch

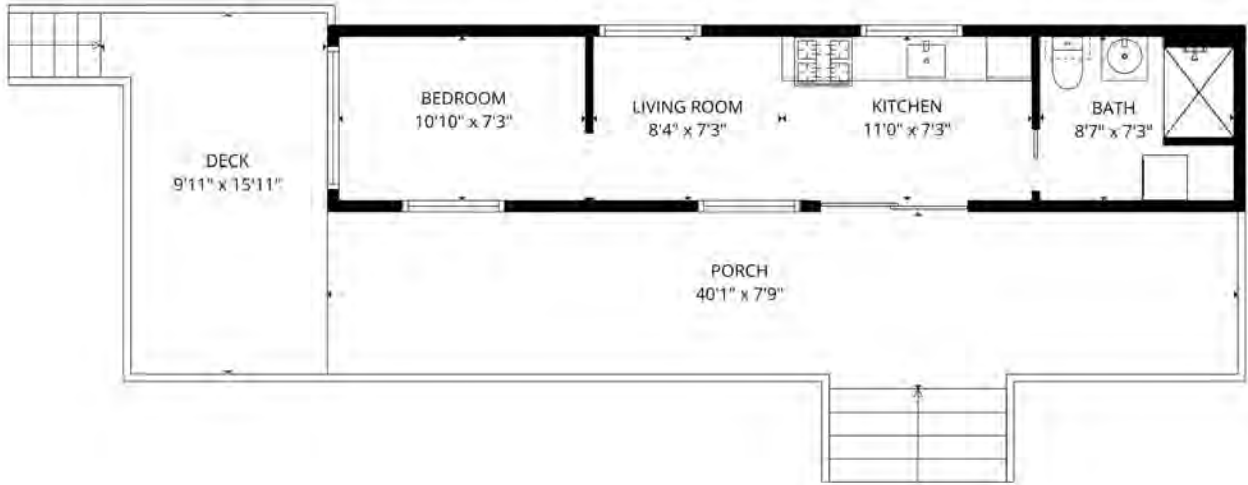
A detached ±285 SF studio apartment constructed from a repurposed shipping container is located on the property and included as part of the offering. The unit provides an efficient open living space with a kitchen area and full bathroom, as well as in unity washer / dryer.

One of the studio's standout features is the expansive wraparound covered porch, creating exceptional outdoor living space with views of the surrounding mountain landscape. The unit is features a propane range and offers a comfortable and functional living environment.

The studio may serve as a rental unit, short-term accommodation, or housing for an on-site owner or facility manager, and may be leased at the time of sale.

Studio Highlights

- ±285 SF detached studio apartment
- Constructed from a repurposed shipping container
- Expansive wraparound covered porch
- Propane gas heat
- May be leased at time of sale



TOTAL: 285 sq. ft

1st floor: 285 sq. ft

EXCLUDED AREAS: PORCH: 323 sq. ft, DECK: 153 sq. ft, WALLS: 47 sq. ft

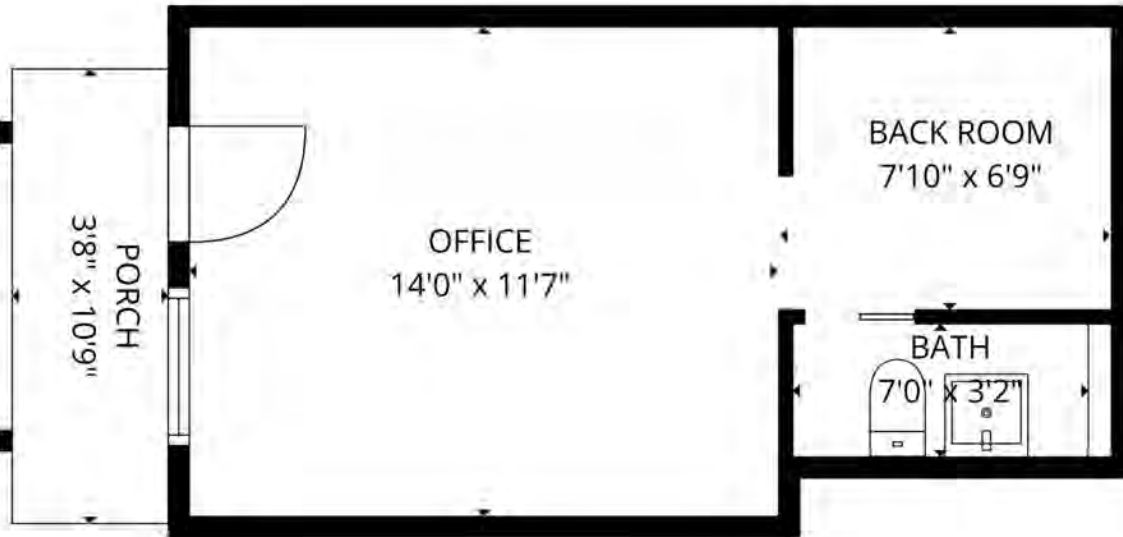
EXCLUSIONS ARE BY ESTIMATE ONLY. MEASUREMENTS CLUSTERED TOGETHER REMAIN BEST NOT GUARANTEED.



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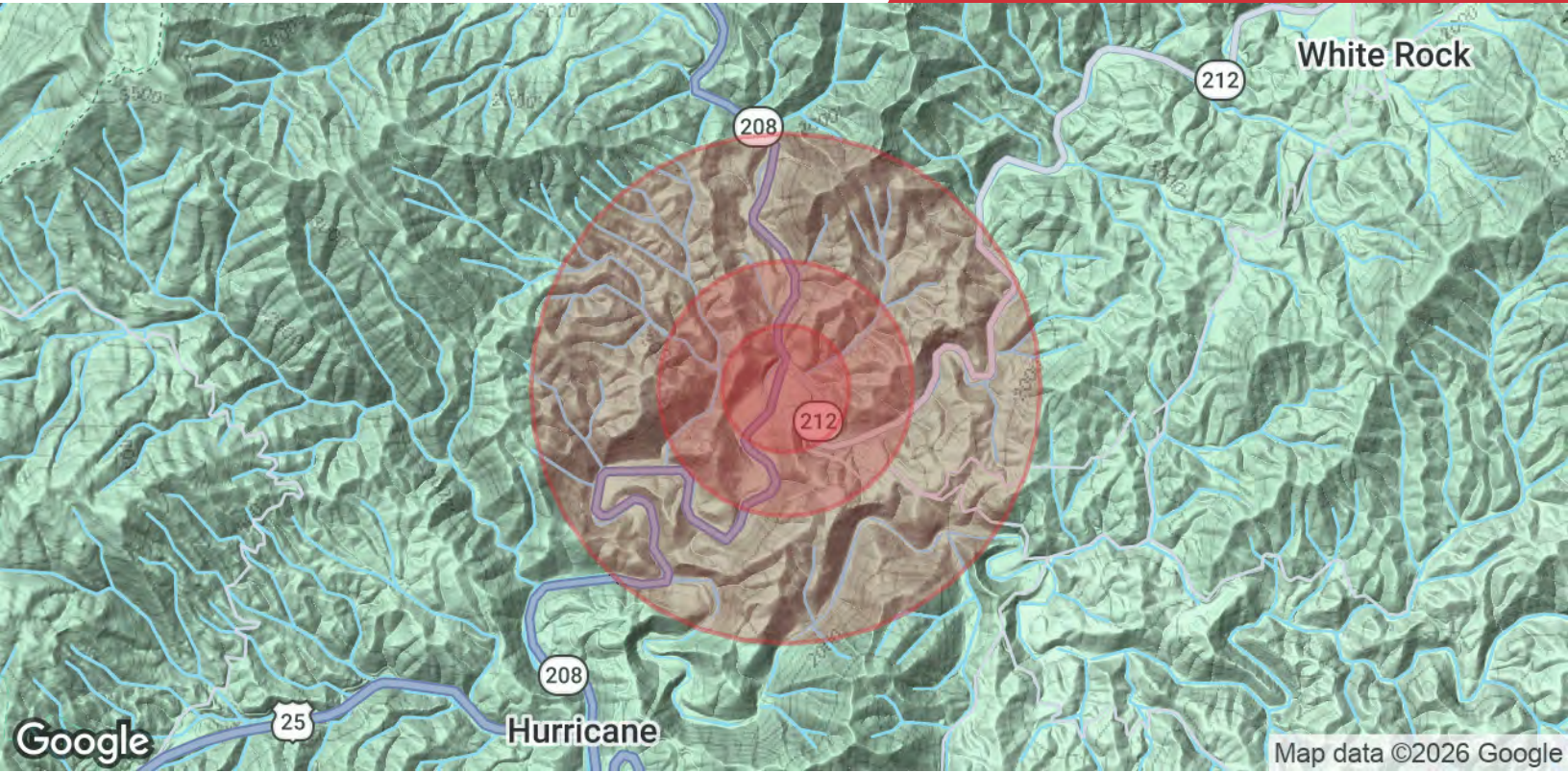
TOTAL: 243 sq. ft.
1st floor: 243 sq. ft.
EXCLUDED AREAS: PORCH: 40 sq. ft. WALLS: 34 sq. ft.



On-Site Office & Support Building

The property includes a ±243 SF on-site office building that supports the day-to-day operation of the self storage facility. The interior is conditioned and includes a primary office area, back room, and bathroom, providing a functional workspace for management or administrative use.

The building also features an attached covered shed area, offering convenient storage for equipment, tools, and maintenance supplies. This combination of office space and on-site storage supports efficient operation of the facility.



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2	10	52
Average Age	65.9	56.1	48.0
Average Age (Male)	68.4	58.9	51.3
Average Age (Female)	63.6	53.9	45.8
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1	4	21
# of Persons per HH	2.0	2.5	2.5
Average HH Income	\$94,681	\$97,747	\$78,879
Average House Value		\$519,143	\$382,859

2023 American Community Survey (ACS)



Chris Mansfield

Commercial Broker

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Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Sheepdog Pancho, and riding his motorcycle through the mountains.

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