

FOR SALE

PLACE FOR YOUR STUFF - STORAGE FACILITY

50 ELLIOT STREET, STURGEON COUNTY, AB



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OVERVIEW | PLACE FOR YOUR STUFF

50 ELLIOT, STURGEON COUNTY, AB

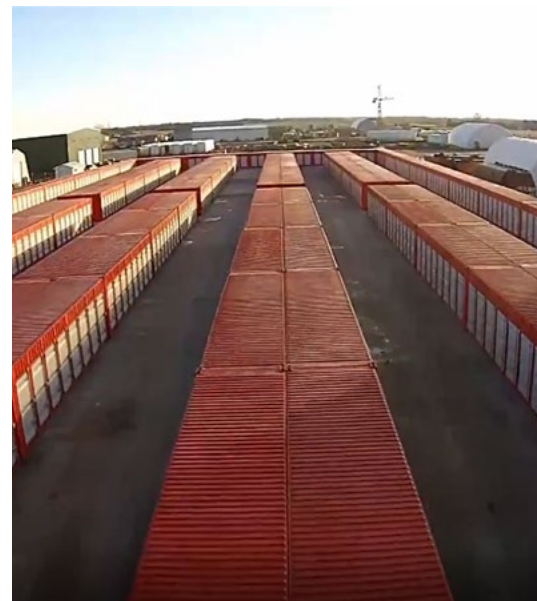
OPPORTUNITY

Opportunity to acquire Place For Your Stuff, an exceptional self-storage facility in Sturgeon County. The property maintains 857 storage units of various sizes, providing excellent safety and security with a fully fenced perimeter and 24/7 motion sensor surveillance. Best of all, Sturgeon County is a rapidly growing area, embracing both the rural charm and developing neighbourhoods, continually cultivating a harmonious community.



HIGHLIGHTS

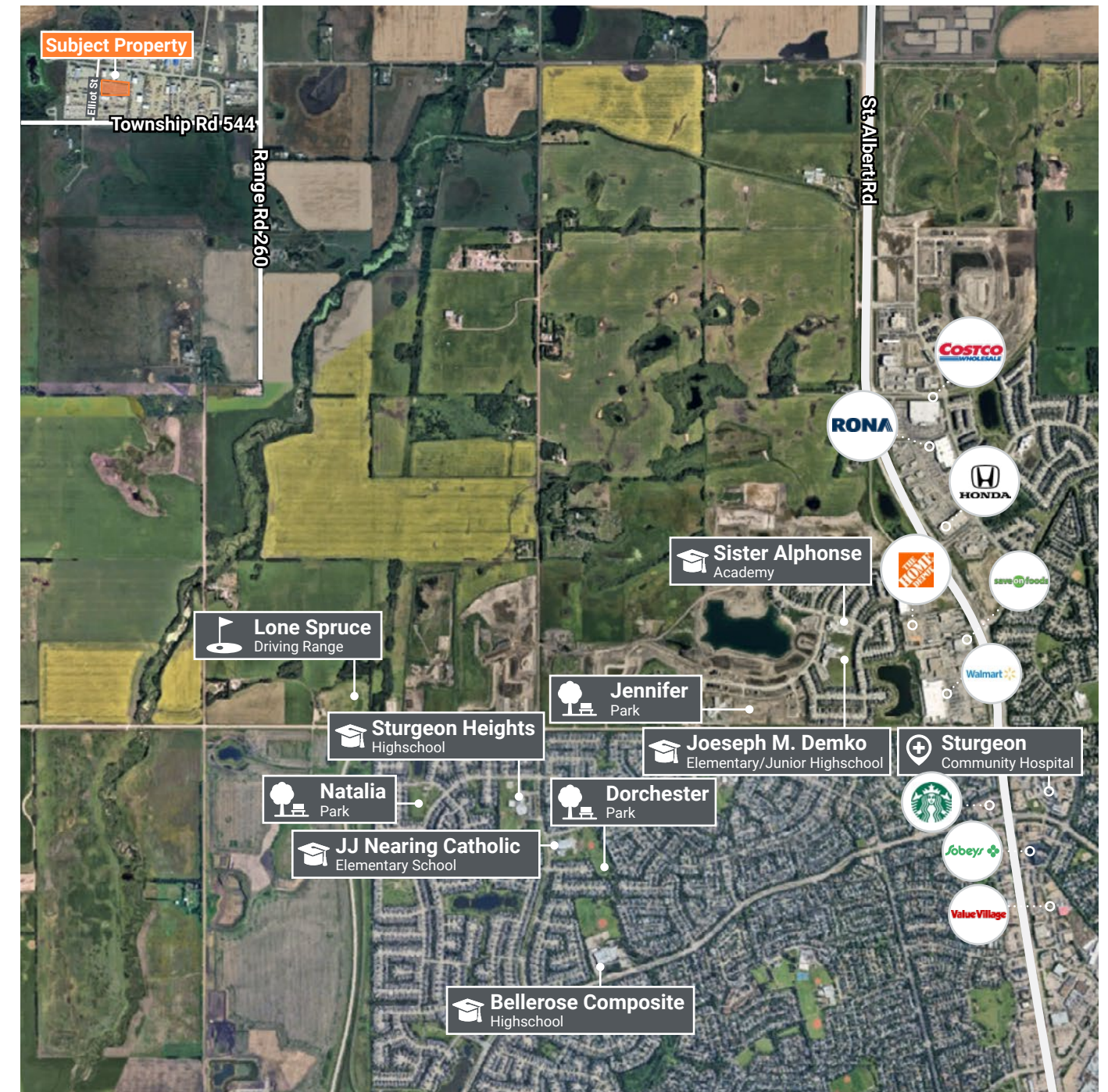
- Asking Price is \$4,000,000
- Great Upside with ability to generate up to \$670,000/Year +- once the facility is fully rented.
- Place For Your Stuff is situated only 5 minutes from St. Albert, 10 minutes South of Morinville, and 30 minutes Northwest of Downtown Edmonton
- The units are made of solid steel metal containers, providing extra durability and protection from harsh Alberta weather
- The facility and storage are clean, secure, and affordable
- There are 3-unit sizes available for renters: 5', 10', and 20' storage units
- Renters can enjoy a hassle-free experience with no upfront setup fees or deposits required
- Check out the Place For Your Stuff Website www.pfys.ca



LOCATION | OVERVIEW

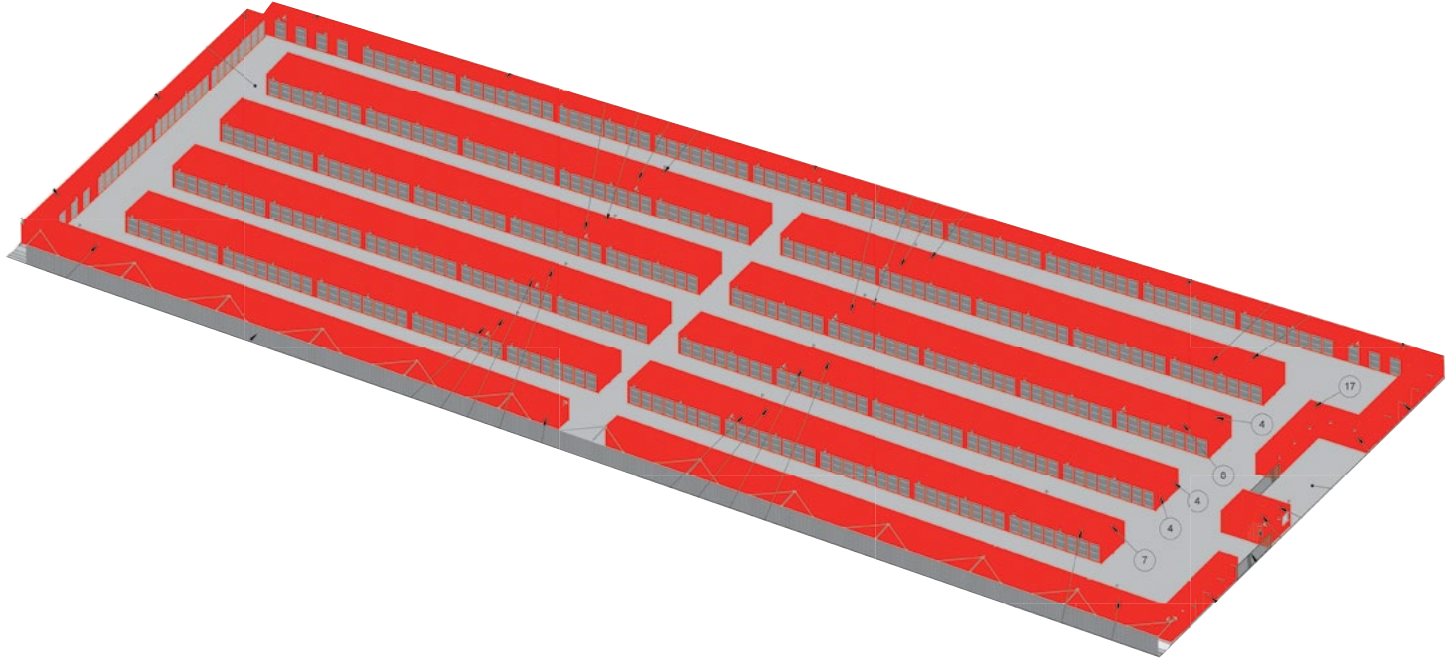
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Potential Net Income:	\$670,000/Year +/- (Once Fully Rented)
Municipal Address:	50 Elliot, Sturgeon County, AB
Asking Price:	\$4,000,000
Legal Description:	Plan: 8120408; Block 2; Lot 11
Property Size:	2.17 acres
Total Self Storage Units:	857 Units



SITE PLAN | PLACE FOR YOUR STUFF

50 ELLIOT, STURGEON COUNTY, AB



LOCATION | OVERVIEW

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Unit size	Total Inventory	Total Rented	Current Rent Per Month
8'x5'	845	387	\$79.00
8'x10'	8	8	\$138.00
8'x20'	4	4	\$236.00
Total	857	399	





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