



SELF STORAGE CONVERSION

2801 MICHIGAN AVENUE
FORT MYERS, FL 33916

ASKING PRICE \$1,500,000

Self Storage:

Use By Right

Features & Options:

- 44,050 Net Rentable SF
- 488 Units
- Fully Climate Controlled Spaces
- 1.88 Acres • Parcel 18-44-25-P1-00001.0010
- Zoning: PUD

Showings:

By appointment only

Summary:

Fully entitled and permit ready Self Storage conversion project in downtown Fort Myers, Florida. The site currently consists of two buildings totaling 18,000 SF upon 1.88 acres. The approved plan will combine the two buildings via a 3-story tuck-under design and build out mezzanine level storage units within the existing 18,000 SF. This innovative and modern plan has been professionally and expertly designed to meet the market in an efficient and affordable way. Building permits can readily be applied for enabling rapid construction and development of this infill storage opportunity.



Pricing and availability is subject to change without notice.

Steve Garrison

Steve@PersonalWarehouse.com

 210-791-0065

 303-564-0200

OVERVIEW

SELF STORAGE CONVERSION

2801 MICHIGAN AVENUE
FORT MYERS, FL 33916

page 2

YEAR BUILT:

Groundbreaking 2021
Delivery 2022

OVERVIEW:

- Fully Entitled, Permit Ready
- Under Developed Market For Storage
- Rising Rent Market
- Cost Effective Innovative Design
- Hard To Find Infill Location
- Approved Use Via PUD



PROPERTY INFO:

- 44,050 Net Rentable SF
- 488 Units
- Fully Climate Controlled Spaces
- Projected Net Income of \$416,975
- CAP Rate Valuations Range From 3.5% to 5%
- Projected Value \$8.5M to \$10.5M
- 1.88 Acres Parcel 18-44-25-P1-00001.0010
- Zoning: PUD (mini-storage use by right)
- City of Fort Myers Water & Sewer



Pricing and availability is subject to change without notice.

Steve Garrison

Steve@PersonalWarehouse.com

 303-222-0068

 303-564-0200

CONCEPT PHOTOS

SELF STORAGE CONVERSION

2801 MICHIGAN AVENUE
FORT MYERS, FL 3316

Page 3



"The approved plan will combine the two buildings via a 3-story tuck-under design and build out mezzanine level storage units within the existing 18,000 SF"



Pricing and availability is subject to change without notice.

Steve Garrison

Steve@PersonalWarehouse.com

 303-222-0068

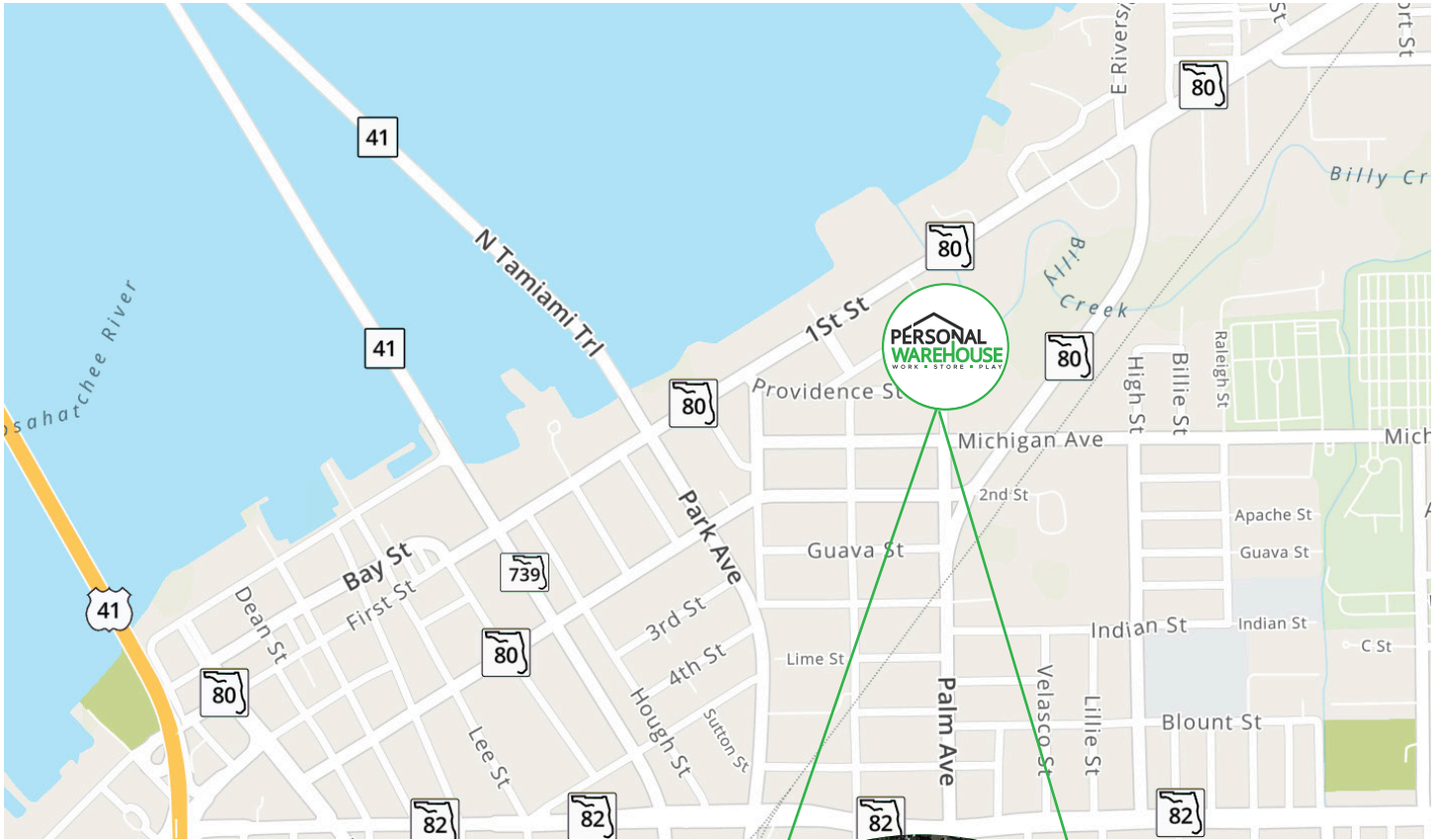
 303-564-0200

LOCATION

SELF STORAGE CONVERSION

2801 MICHIGAN AVENUE
FORT MYERS, FL 3316

Page 5



KEY DISTANCES:

- To Marina : 0.5 miles
- Downtown Fort Myers: 1 Mile
- Interstate 75: 4.2 Miles



Pricing and availability is subject to change without notice.

Steve Garrison

Steve@PersonalWarehouse.com

 303-222-0068

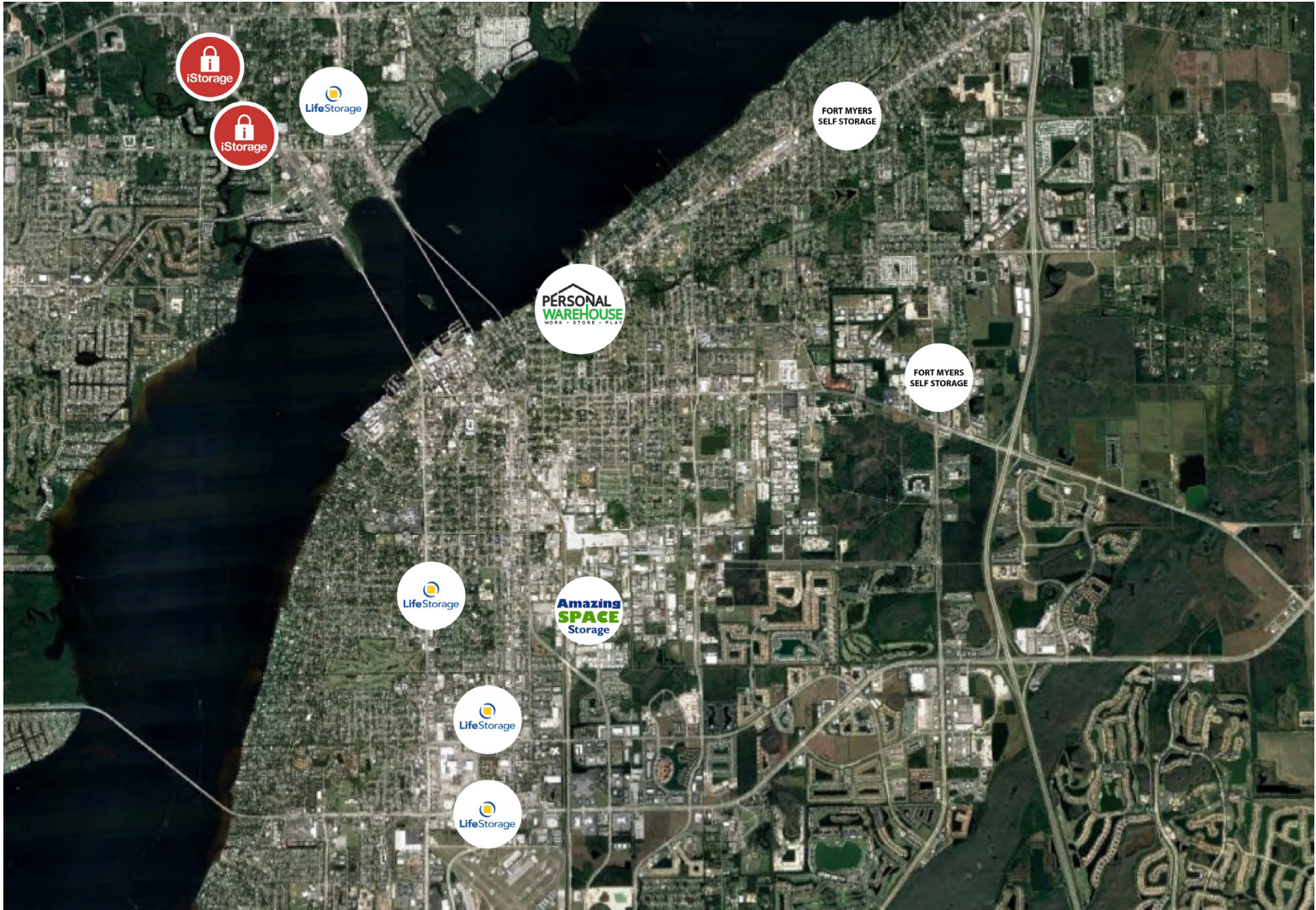
 303-564-0200

COMPETITORS BY LOCATION

SELF STORAGE CONVERSION

2801 MICHIGAN AVENUE
FORT MYERS, FL 3316

Page 6



Pricing and availability is subject to change without notice.

Steve Garrison

Steve@PersonalWarehouse.com

 303-222-0068

 303-564-0200