



## Offering Summary

|                    |                  |
|--------------------|------------------|
| Sale Price         | \$605,000        |
| Available SQFT     | 9,460 SQFT       |
| Acres              | 1.15             |
| Self Storage Units | 25 – 10' x 20'   |
| Road Frontage      | Old 27           |
| Utilities          | Well & Septic    |
| County             | Otsego           |
| Township           | Bagley           |
| Zoning Type        | B-2 Gen Business |

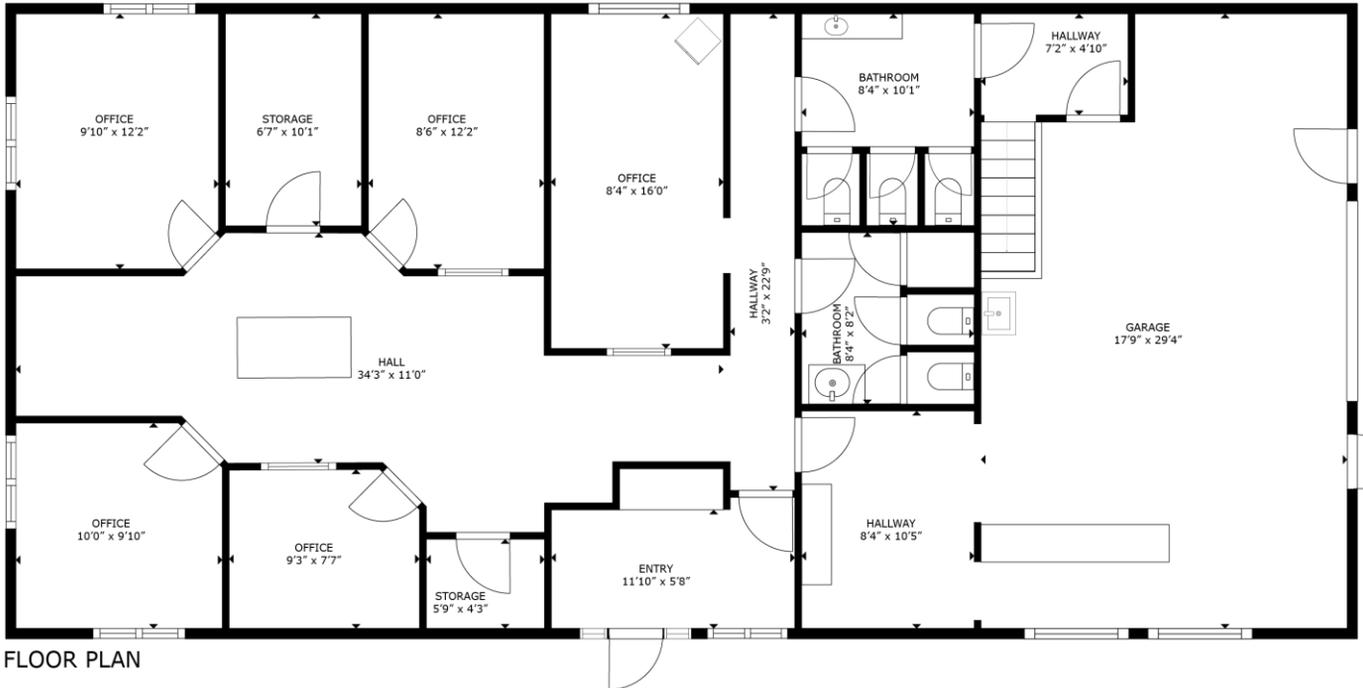
## Opportunity Overview

Now presenting a unique flex and self-storage investment opportunity. The property consists of two buildings. The west building contains approximately 3,960 square feet of flexible office and warehouse space, offering a balanced mix of private offices, conference rooms, and light warehouse or storage area suitable for a range of users. To the rear of the property are 25 self-storage units measuring 10' by 20', currently at full occupancy. This offering provides immediate in-place cash flow from the stabilized storage component, along with a well-appointed office and warehouse building featuring premium finishes and functional layout for owner occupancy or additional lease income.

## Property Highlights

- Office & Warehouse Flex Building
- 25 Self-storage units – 10' x 20' each
- High Visibility Building with building & Pylon Signage
- Private Parking

### Location Overview



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