



Listing Broker: **DALE C. EISENMAN, CCIM**

MIDCOAST PROPERTIES, INC.

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MAIN STREET CAR WASH & MINI STORAGE

740 N MAIN STREET

MARION, NC 28752



SALIENT DATA

Price:	\$895,000
Total Units:	120
Rentable Square Feet:	11,500 +/-
Total Land Area:	2.39 +/- acres
Number of Buildings:	6

- 120 Traditional Self Storage Units
- 5 Bay Car Wash - 4 Self Service & 1 Automatic
- Room for Expansion On Site
- Additional Acreage Available for Sale for Expansion



INCOME AND EXPENSES

	2014	Projected 2015
Gross Effective Income	\$189,968	\$204,278
Total Operating Expenses	\$105,802	\$120,483*
Net Operating Income	\$84,166	\$83,795

*includes payroll

This information has been obtained from third parties and we cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.