

# **Self-Storage on 5 ACRES**

*GA HWY 400 - FORSYTH COUNTY*

## **PLENTY OF SPACE FOR EXPANSION**

- VALUABLE INCOME PRODUCING PROPERTY WITH POTENTIAL TO GREATLY INCREASE INCOME PRODUCTION
- EXCELLENT HIGH VISIBILITY LOCATION ON **BUSY GA 400**
- PROPERTY LOCATED NORTH OF CUMMING ON **HWY 400**
- 230' FRONTAGE ON GEORGIA HIGHWAY 400 NORTH
- 213' FRONTAGE ON CROSSROADS ROAD
- GENTLE TOPOGRAPHIC FEATURES
- 24,400 sq feet EXISTING STORAGE BUILDINGS
- 480 sq feet CONDITIONED AIR OFFICE SPACE
- 100,000 sq feet ADDITIONAL BUILD OUT *POTENTIAL*

**PRICED AT \$1,825,000**

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**Contact: Dan Wolf or Matthew White**



**770-888-8889**