

SELF-STORAGE FOR SALE



MIDMAINE STORAGE SOLUTIONS - 7 & 60 MILL ST - CORINNA, MAINE

ABOUT THIS PROPERTY:

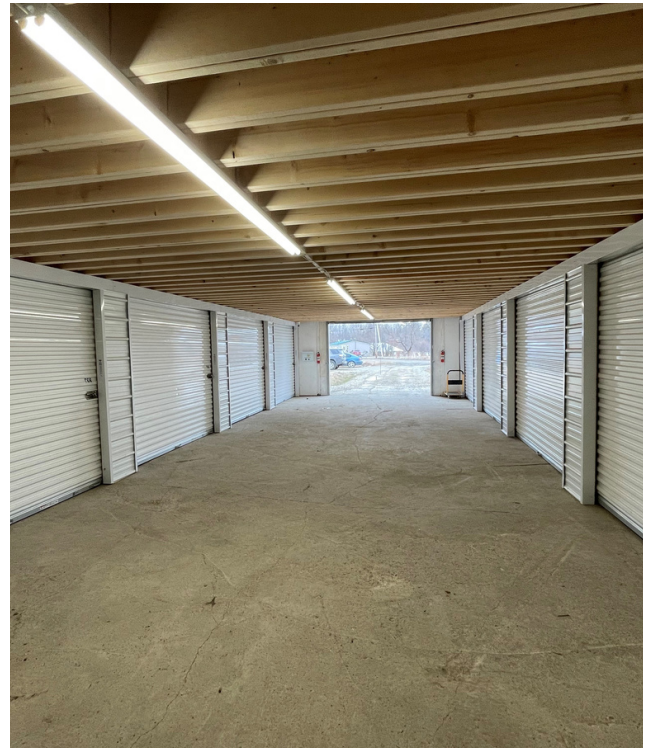
MidMaine Storage Solutions is a 18,000 +/- sf facility consisting of four buildings containing 71 self storage units and approximately 6,600 +/- sf of indoor seasonal storage. A pad has been improved for an additional 5,500 +/- sf, 36 unit self-storage building, with additional land for expansion.

DETAILS:

This property is located just off of Route 7 in Corinna. Route 7 is a heavily traveled corridor between Dexter and I-95. Many travelers are on their way to some of Maine's popular vacation destinations. This property provides convenient seasonal storage for RV's, campers, boats, cars, ATV's and more.

WATER RIGHTS:

60 Mill St has 800ft of frontage on Lower Branch Sebasticook River. This area includes a dam and a 10 acre deed mill pond with the right to deflect water flow for personal use.



Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

PROPERTY DETAILS

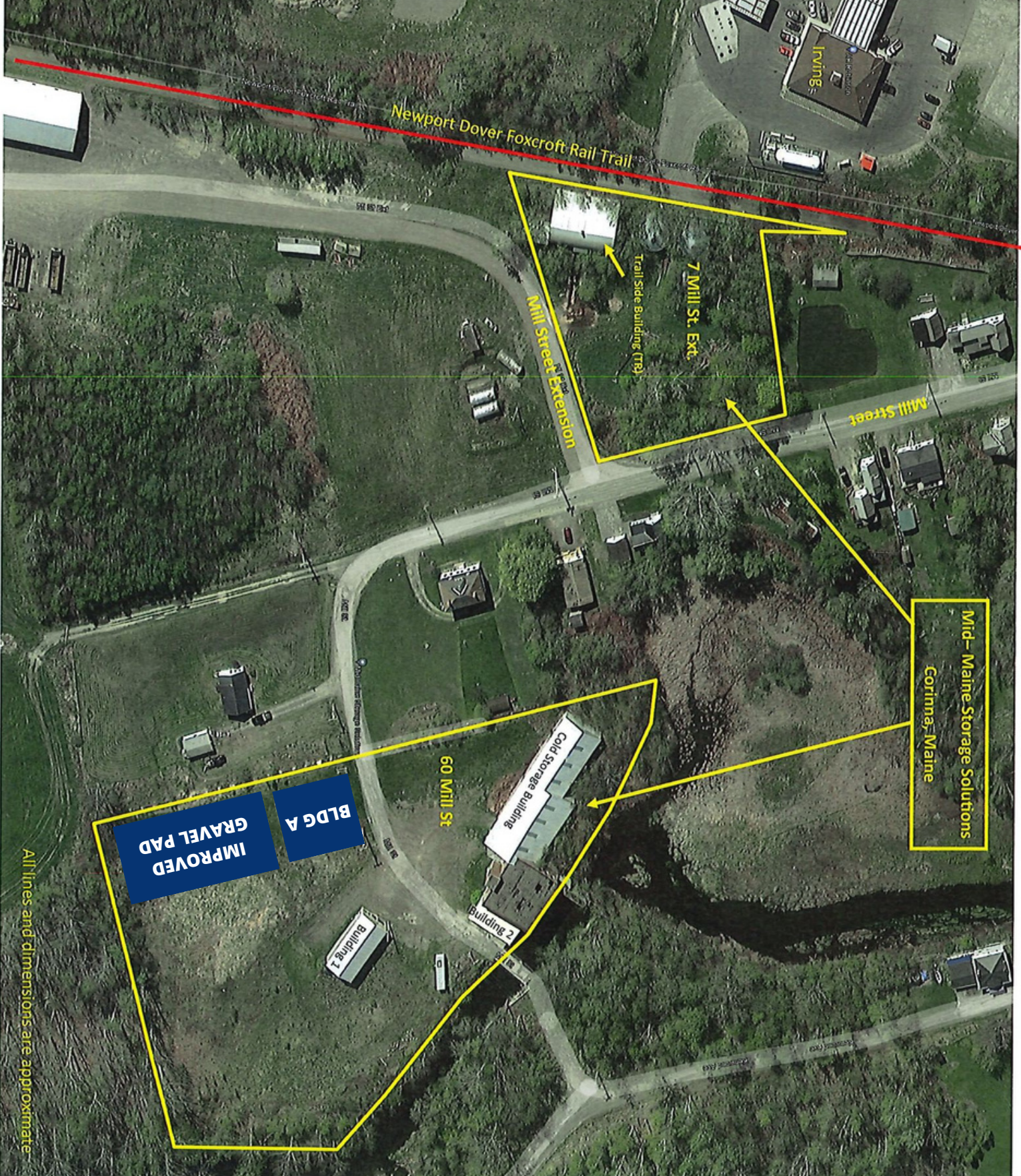


PROPERTY	MidMaine Storage Solutions
LOCATION	7 & 60 Mill St. Corinna, Maine
LOT SIZE	4 +/- acres total 3 acres - 60 Mill St 1 acres - 7 Mill St
REAL ESTATE TAXES	2023 - \$1,919
ASSESSORS REFERENCE	Map 15, Lots 11 & 16
ZONING	Industrial
SALE PRICE	\$525,000 (17% CAP rate)

BUILDINGS - SIZE AND UNIT CONFIGURATION

BLDG	SF	5 X 10	8 X 10	10 X 10	10 X 15	10 X 16	10 X 20	22 X 9.3	24 X 14	Total
A	3,000	6		8	6		5			25
1	1,040	7		5			1			13
2	1,200	5	3						1	9
Trail Side (TR)	6,500				12	1		11		24
Cold Storage	6,600									
Total	18,340	18	3	13	18	1	6	11	1	71

LOCATION MAP



All lines and dimensions are approximate

BUILDING A:



BUILDING 1:



BUILDING 2:



TRAIL SIDE (TR) BUILDING:



COLD STORAGE BUILDING:



FOR FURTHER INFO, CONTACT: DAVID HUGHES



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