

FOR SALE

# FL Self Storage Facility FEDERAL SELF STORAGE

1227 SOUTH LECANTO HIGHWAY, LECANTO, CITRUS COUNTY, FL 34461



## UNIT MIX: AIR CONDITIONED

Size	SF	Units	Rent	Rent PSF
5x5	25	29	\$35.00	\$1.40
7X7	49	1	\$60.00	\$1.22
5X10	50	50	\$55.00	\$1.10
10X5	50	4	\$55.00	\$1.10
5X11	55	1	\$65.00	\$1.18
5X12	60	2	\$70.00	\$1.17
10X10	100	116	\$75.00	\$0.75
10X11	110	5	\$85.00	\$0.77
10X12	120	7	\$90.00	\$0.75
10X15	150	1	\$110.00	\$0.73
10X20	200	49	\$125.00	\$0.63
11X20	220	1	\$200.00	\$0.91
15X20	300	1	\$285.00	\$0.95

## UNIT MIX: NON-AIR CONDITIONED

Size	SF	Units	Rent	Rent PSF
5x5	25	10	\$30.00	\$1.20
10X5	50	13	\$45.00	\$0.90
10X10	100	59	\$50.00	\$0.50
11X20	200	65	\$70.00	\$0.35
11X20	300	6	\$110.00	\$0.37
15X20	300	2	\$140.00	\$0.47
20X20	400	2	\$195.00	\$0.49
CSP	0	1	\$37.00	N/A
CSP36	0	7	\$40.00	N/A

Mike Milano, CCIM, MAI  
[mmilano@colliersarnold.com](mailto:mmilano@colliersarnold.com)  
 Direct: 727-298-5303

Laura St. Clair, CCIM, CRE  
[lstclair@colliersarnold.com](mailto:lstclair@colliersarnold.com)  
 Office: 813-221-2290

COLLIERS  
ARNOLD

COLLIERS ARNOLD  
 311 Park Place Blvd, Suite 600  
 Clearwater, FL 33759  
 Phone: 727-442-7184  
[www.colliersarnold.com](http://www.colliersarnold.com)

## FEDERAL STORAGE WEBSITE

<http://www.citruscountystorage.embarqspace.com>

## LISTING PRICE

**\$1,800,000 – 8% Cap Rate** (based on current occupancy)

## OPPORTUNITY

Federal Self Storage is a 432 unit, 50,109± SF facility in Lecanto, Citrus County, Florida. Also included is a 1,162± SF freestanding café on the parcel's western edge with Lecanto Highway frontage and visibility. The subject offers all amenities: on-site office with supplies, air conditioned and non air conditioned units, controlled access and more.

## INVESTMENT HIGHLIGHTS

- **Special Loan Servicer - owned asset - motivated to sell.**
- **Offered at \$36.00 PSF - a fraction of its prior sales price!**
- Area's self storage pioneer with a longstanding tenant base.
- Full service facility with mix of air and non-air conditioned spaces.
- Amenities include: on-site office with available supplies, electronic gate, security fencing, controlled access and video surveillance.

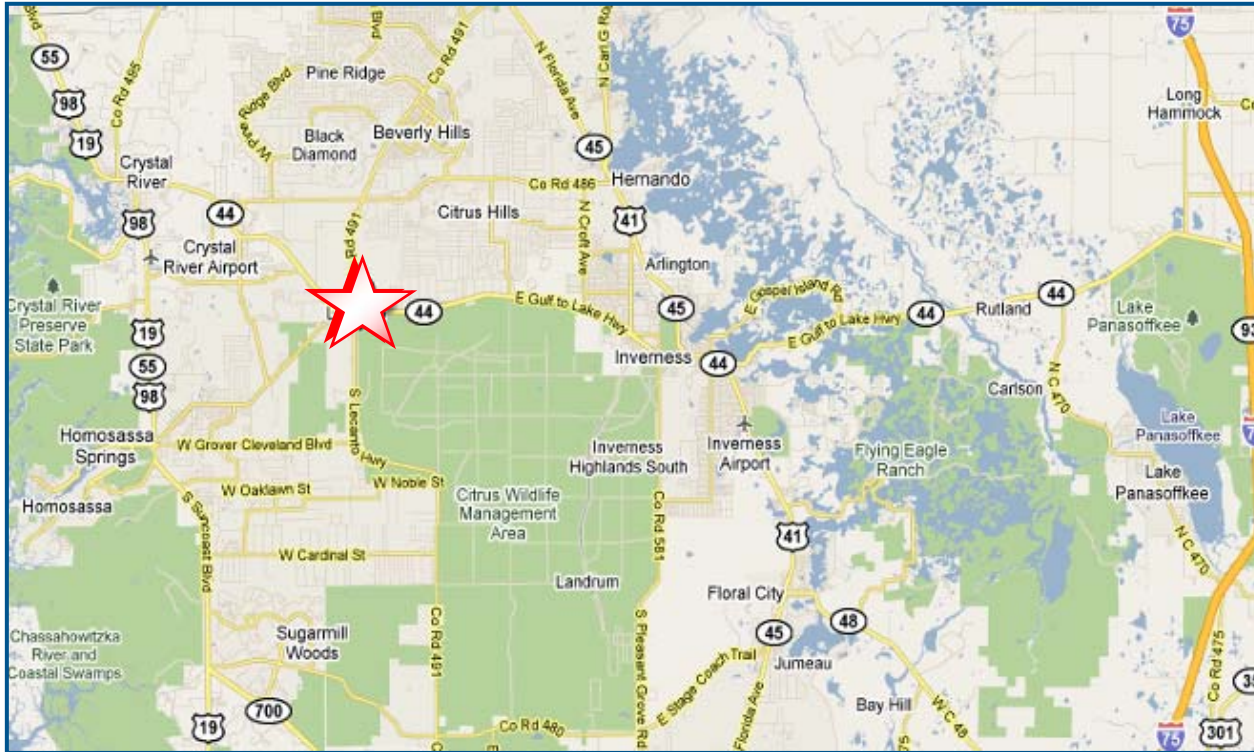
## PROPERTY HIGHLIGHTS

Units:	432
Built:	1998
Occupancy:	58%
Website:	<a href="http://www.peracon.com/AssetTeaserPage.aspx?assetId=U7a4WGvsGrY%3d">www.peracon.com/AssetTeaserPage.aspx?assetId=U7a4WGvsGrY%3d</a>
Electronic CA:	<a href="http://www.peracon.com/ElectronicCA.aspx?assetid=U7a4WGvsGrY%3d">www.peracon.com/ElectronicCA.aspx?assetid=U7a4WGvsGrY%3d</a>

FOR SALE

# FL Self Storage Facility FEDERAL SELF STORAGE

1227 SOUTH LECANTO HIGHWAY, LECANTO, CITRUS COUNTY, FL 34461



## AMENITIES INCLUDE

- Air & Non-Air Conditioned Spaces*
- On-Site Management Office*
- Available Packing & Moving Supplies*
- Electric Gate & Security Code Access*
- Completely Fenced*
- Video Surveillance*
- All Units Ground Level*
- Wide Avenues*
- Large Truck Access*
- All Buildings Have Industrial Ceilings*



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

Colliers International is a worldwide affiliation of independently owned and operated companies.

COLLIERS  
ARNOLD