



America's Premier Self Storage Brokers



Storage Direct of Hampton Falls

143 Lafayette Road (US Rt. 1)
Hampton Falls, NH 03844

Listing Broker:

Joseph Mendola
NAI Norwood Group

Phone: 6(03) 668-7000

Cell: (603) 496-4512

Fax: (603) 657-1925

joe@nainorwoodgroup.com



- The site is between Portsmouth, NH and the Massachusetts border
- The site is surrounded by mixed-uses including commercial, residential and retail development
- Four-story self storage facility with heated and non-heated units
- Video surveillance cameras, door alarms, exterior lighting

SALIENT DATA

Price: \$4,400,000

Rentable Square Feet: 54,375+/-

Total Square Footage 70,575 +/-

Total Units: 485+/-

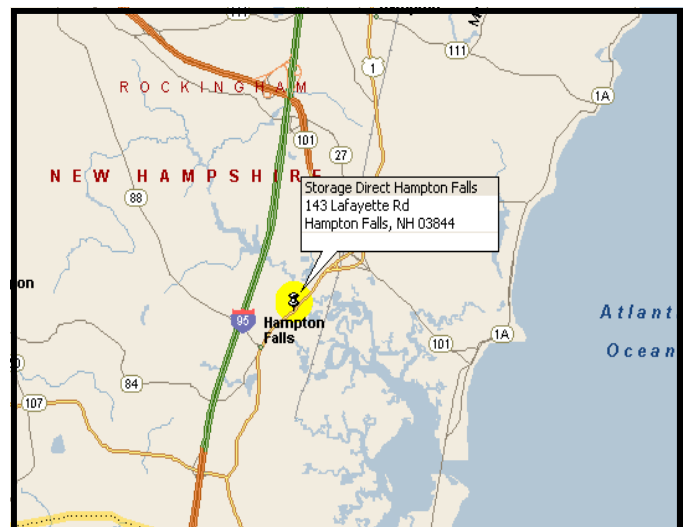
Total Land Area: 6.46 +/- acres

Year Built: 2007

Land for Expansion: Yes

PROFORMA 2010

Total Potential Income:	\$745,303
Vacancy (8%):	(\$60,535)
Gross Effective Income:	\$684,768
Operating Expenses:	\$171,953
Net Operating Income:	\$548,925



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