



For Sale

58-Unit Self Storage Business & Real Estate

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966 Route 106 North Loudon, NH

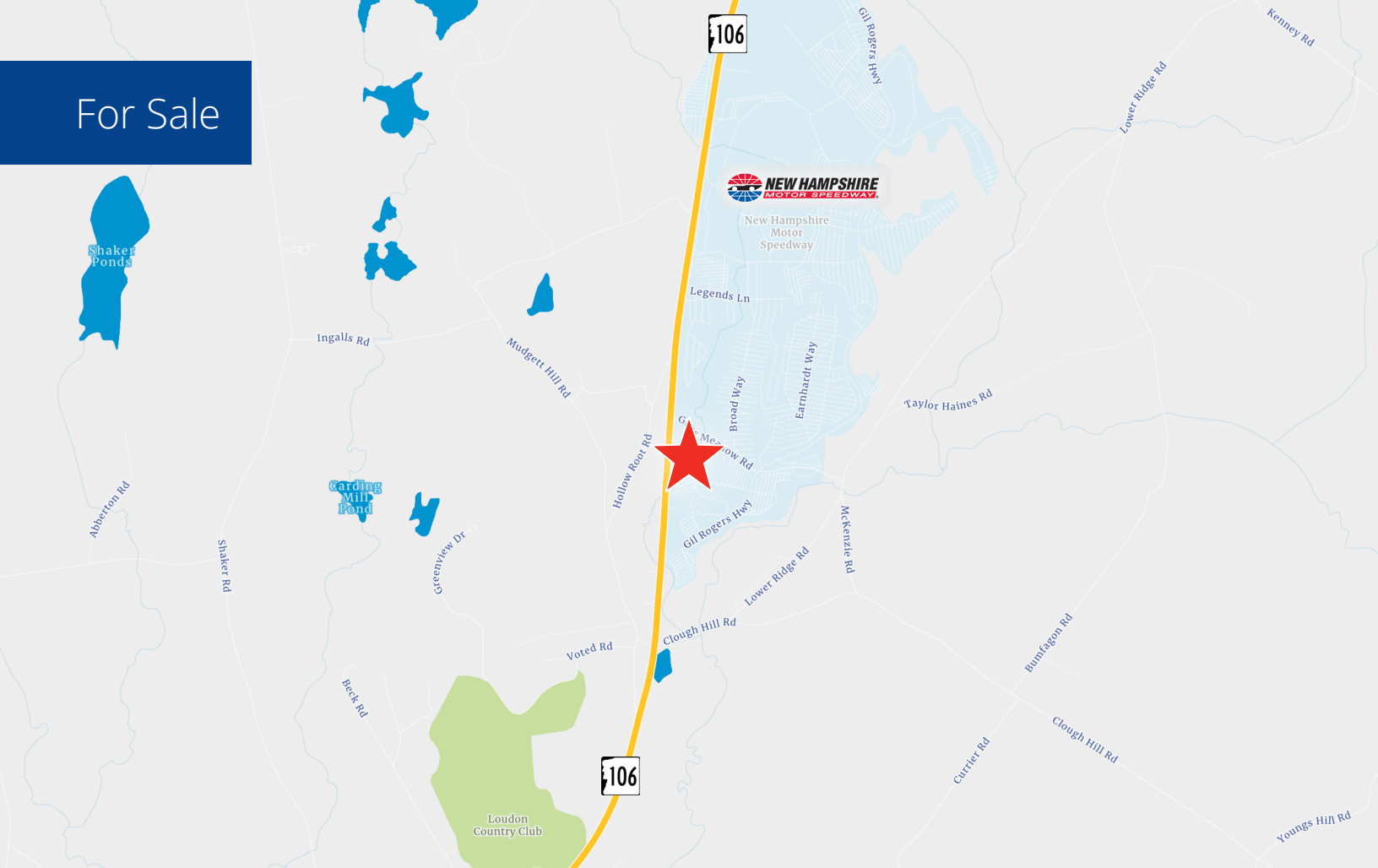
Property Highlights

- Profitable 58-unit self storage facility including the business and real estate is available for sale in Loudon, NH
- Strong historical occupancy rate of over 90%
- Convenient 24-hour customer access with security cameras monitoring daily activity
- Flexible unit sizes with competitive prices appealing to short and long-term storage needs
- Streamlined operations with online reservation and payment system via speedwayss.com; on-site management office allows for hands-on or remote ownership
- Highly visible location directly on well-traveled Route 106 North and just minutes from NH Motor Speedway

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Specifications

Address:	966 Route 106 North
Location:	Loudon, NH 03307
Building Type:	Self storage
Year Built:	2001
Total Building SF:	6,450±
Acreage:	2.12±
Road Frontage:	212'± on Route 106 North
Zoning:	Commercial/Industrial
Parking:	Ample on-site
2024 Taxes:	\$6,452
Security System:	Yes
Accessibility:	Highly visible location directly on well-traveled Route 106 North and just minutes from NH Motor Speedway
List Price:	\$569,500



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