



SELF STORAGE FACILITY

Murrells Inlet, South Carolina

Address:	11088 Hwy 707, Murrells Inlet, SC
Legal Description:	TMS # 194-00-01-009
Governing Authority:	Horry County
Zoning:	Commercial Forest Agricultural (CFA)
Permitted Uses:	Retail, Professional Office, Trade Shops, Mini Warehouses, Residential
Utilities:	Water, Sewer, Electric, Cable
Land Area:	+/- 2.44 Acres Frontage: +/-170 ff Depth: +/-525 ft
Setback Requirements:	Front: 60 ft, Side: 25 ft, Rear: 40 ft
Description:	Established self-storage facility located near high growth residential developments on South End of Grand Strand. Family operated since 1999, strong rental demand with over 95% occupancy. Total of 255 rental units to include 117 climate controlled, 66 standard units, 65 boat/trailer spaces, 7 container units. Approved for additional 60 climate controlled units.
Supplemental Data :	Aerial Map, Location Map, Zoning Guidelines, Annual Property Operating Data.
Traffic Count:	16,600 Average daily traffic count, 2017 SCDOT
Sales Price:	\$2,200,000.00
Contact:	Ken Marlowe, CCIM krmarlowe@hbsprings.com 843.902.3325

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