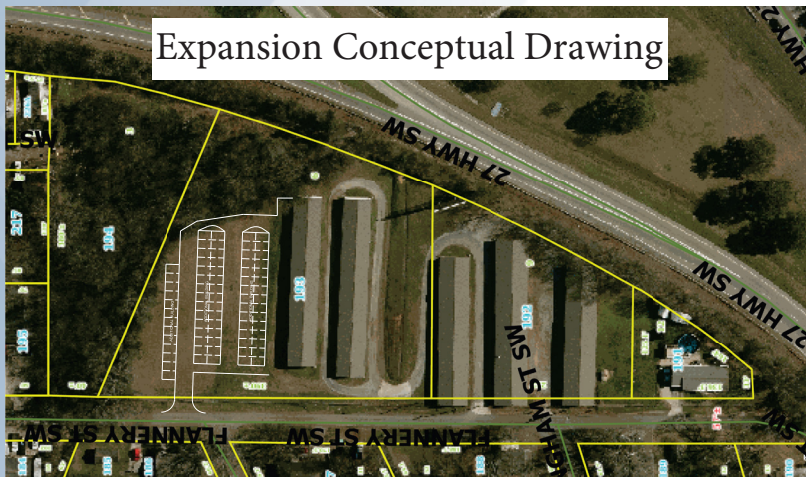


DEMPSEY ONLINE ONLY AUCTION

194-UNIT PRIME SELF-STORAGE FACILITY - ROME, FLOYD COUNTY, GA

Bidding Period is February 14th until February 28th at 12 PM

2037 Flannery Street, Rome, Floyd County, GA



Expansion Conceptual Drawing

10% BUYER'S PREMIUM



Ray Dempsey, Lou Dempsey
GAL #113 & #2431 DEMPSEY AUCTION CO REL#H-4921

Discover a lucrative investment opportunity in Rome, Floyd County, GA. This self-storage facility, located at 2037 Flannery Street, presents a rare chance to own a thriving business with expansion potential.

Property Highlights:

- 194-unit self-storage facility on 3± acres
- Selling in 1 Tract, zoned Community Commercial
- Water and power available
- Grossing over \$100,000 annually for the past 3 years
- Currently at 75% occupancy

Expansion Capability:

- Total site size of 3± acres allows for potential facility expansion
- Proposed expansion plat available for consideration
- Open land at the north end ready for additional mini-warehouses

Mini-Warehouse Details:

- Various unit sizes from 5X5 to 20X30
- Diverse unit quantities catering to different storage needs

PROJECT MANAGER: Chase Tolbert - 706.266.0717 - ctolbert@dempseyauction.com

INSPECTION: These storage units are currently in operation and out of respect for the renters, viewing is restricted to the perimeter of the fence or by appointment. Contact our office to set up your private showing.

BIDDING: The Bidding process will be ONLINE only through our MarkNet Platform at Dempseyauction.com **BEGINNING ON FEBRUARY 14TH AND ENDING ON FEBRUARY 28TH AT 12:00 PM.** Contact our Office for exact details.

TERMS: 10% down with a balance due on or before 30 days from contract acceptance. 10% Buyer's premium will be charged on all purchases.

CLOSING: Closing to be on or before 30 days from sale date/ contract acceptance.

BROKER PARTICIPATION: Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

For plats, brochures, Pre-Registration or further sales information on this auction, call us by name at **800.DEMPSEY**. Property lines are approximate. Property lines are approximate.

CALL US BY NAME 1.800.DEMPSEY OR VISIT OUR WEBSITE DEMPSEYAUCTION.COM