

FOR SALE

11,317 SF ESTABLISHED
SELF STORAGE FACILITY



1201 SOX ST, WEST COLUMBIA, SC 29169



PROPERTY DESCRIPTION

Self-storage facility exclusively offered for sale in West Columbia, SC. Cayce Storage is an investment asset located off a highly used highway one minute from I-26. The storage facility is priced at just \$79.97 PSF. With 74 total units, the site is currently at 97% occupancy and includes updated SEO (Search Engine Optimization) software to help maximize the property’s online visibility and lead generation. Excellent opportunity for a value-add operator to acquire a preserved self-storage facility in a strong market.

OFFERING

SIZE	LISTING PRICE
11,317 SF	\$880,000



PROPERTY HIGHLIGHTS

AVAILABLE SF	11,317 SF
LOT SIZE	0.79 AC
TAX ID/APN	005740-03-023
ZONING	M-1 Light Industrial
COUNTY	Lexington
NUMBER OF UNITS	74
POWER	Single Phase 240V 200 Amps
AIR CONDITIONING	Church and Office Only
HEATING	Church and Office only
LIGHTING TYPE	Fluorescent
RESTROOMS	1
SEWER	Public
WATER	Public
YEAR BUILT	1980
GROSS POTENTIAL (2026 YTD)	\$84,000
EXPENSES (2026 YTD JUL)	\$11,099

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RECENT IMPROVEMENTS

Ownership has invested in the property and operations ahead of sale, positioning it for a smooth transition to a new operator:

- Lighting upgrades
- Better operations
- Updated website and online rentals
- Insurance verification process
- Operational modernization

REVENUE GROWTH OPPORTUNITIES

Multiple identified levers exist for a new owner to grow income beyond rents:

- Continue market rent adjustments
- Tenant insurance income
- Additional ancillary income
- Online marketing expansion
- Stable cash flow
- Below-market rents
- Immediate revenue growth opportunity

RENT ROLL & MARKET COMPS

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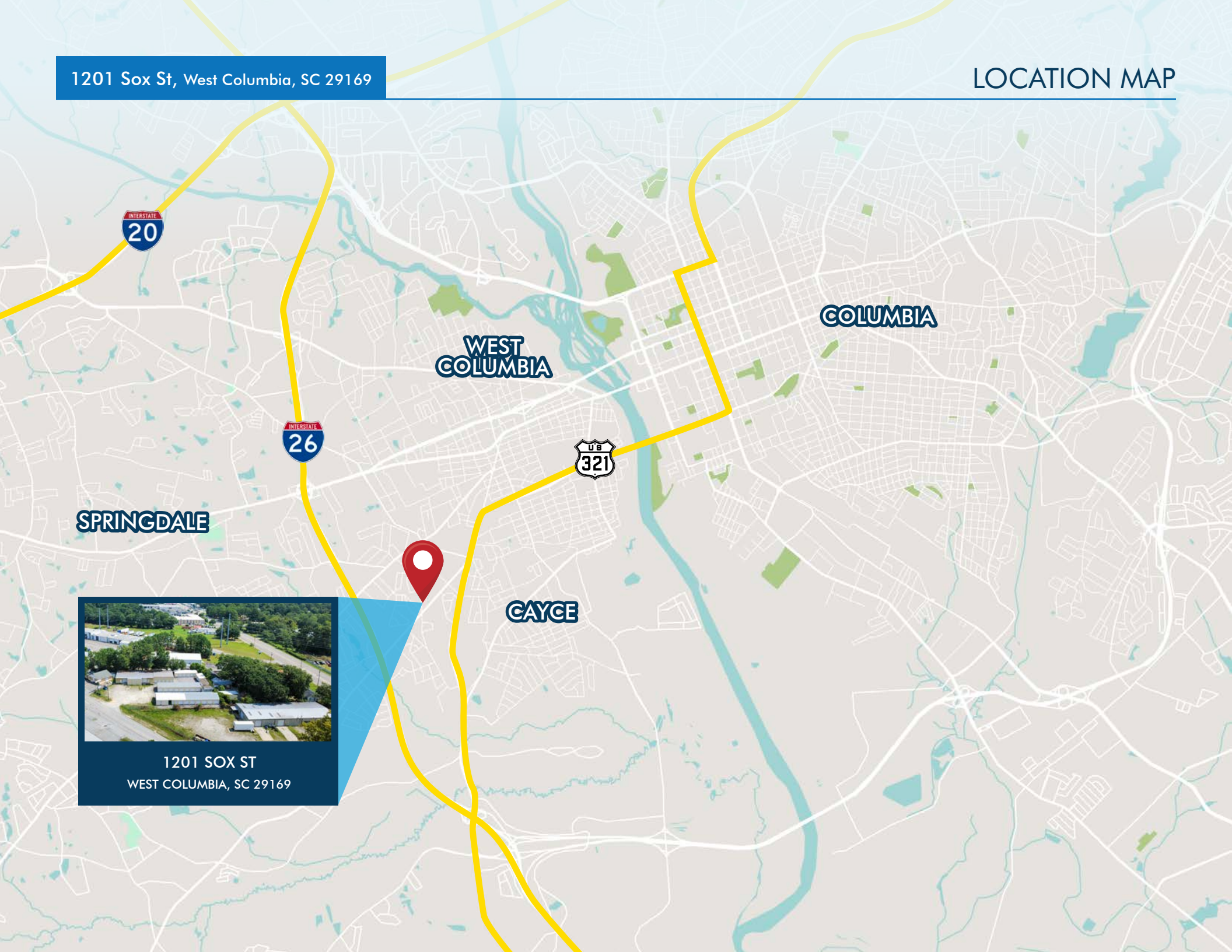
RENT ROLL	SF/UNIT	UNITS	TOTAL SF	PRICING/MONTH	\$/SF
5 x 7	35	5	175	\$45.00	\$15.43
5 x 8	40	4	160	\$45.00	\$13.50
5 x 10	50	2	100	\$50.00	\$12.00
8 x 8	64	9	576	\$50.00	\$9.38
7 x 10	70	10	700	\$56.00	\$9.60
8 x12	96	6	576	\$84.00	\$10.50
10 x10	100	5	500	\$80.00	\$9.60
10 x12	120	17	2040	\$90.00	\$9.00
10 x15	150	4	600	\$115.00	\$9.20
9 x 20	180	2	360	\$125.00	\$8.33
10 x 20	200	5	1000	\$120.00	\$7.23
26 x 9	234	1	234	\$105.00	\$5.38
20 x19	380	1	380	\$75.00	\$2.37
Electrician 40 x 24	960	1	960	\$650.00	\$8.13
Church 34x34 + 5x7	1191	1	1191	\$690.00	\$6.95
Motorcycle Shop 45 x 40	1800	1	1800	\$600.00	\$4.00

RENTAL COMPS	5X10	10X10	10X20
Beltline	\$56.00	\$99.00	\$199.00
Public Storage	\$62.00	\$70.00	\$170.00
U-Haul	\$75.00	\$140.00	\$215.00



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LOCATION MAP



COLUMBIA

WEST
COLUMBIA

SPRINGDALE

CAYCE



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WEST COLUMBIA, SC 29169



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