

COMMERCIAL/STORAGE UNITS | FOR SALE

INVESTMENT OPPORTUNITY



LOCATION

502 S Anderson Street
Tullahoma, TN 37388



SIZE

± 4,640 SF
Refer to the next page for the
full unit mix



PRICE

\$400,000

ABOUT THE PROPERTY

T-Town Storage at 502 S Anderson Street in Tullahoma, TN is a well-maintained self-storage facility currently operating at 90% occupancy. The property offers 30 non-climate-controlled storage units and an office/warehouse space currently leased to a local concrete applications business.

PROPERTY HIGHLIGHTS

- Storage units with consistently low vacancy rates
- Approximate NOI: \$32,565
- Flex warehouse space leased at \$750/month (tenant covers utilities and Wi-Fi for building cameras)
- Recent upgrades: New paint, HVAC for office, 4 new security cameras, and recently maintained roof.
- Current owner open to continued management for a fee



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

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ADDITIONAL INFORMATION



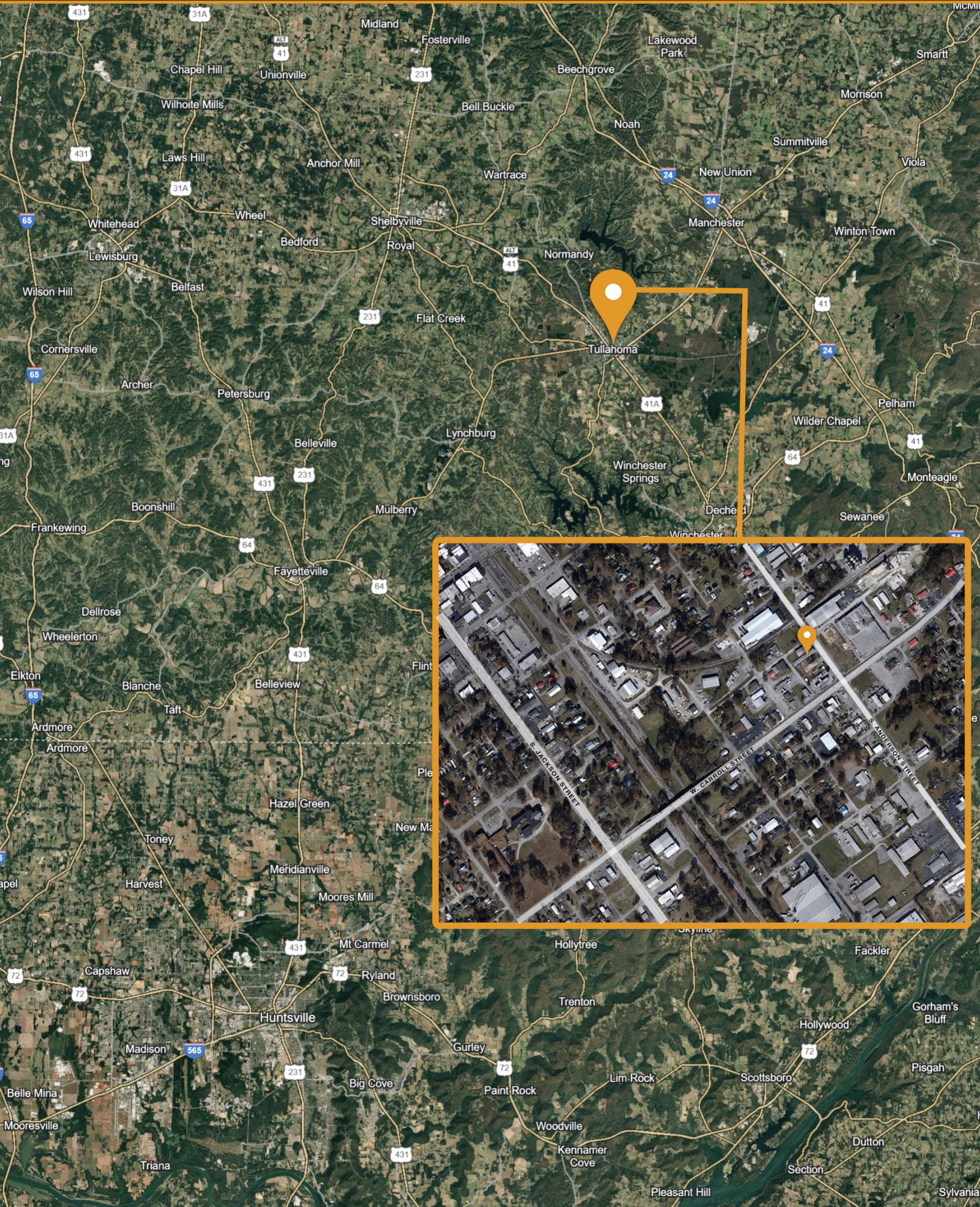
UNIT MIX

	Quantity	Vacant	Price/Month
5x12	10	0	\$60
10x12	18	3	\$95
10x24	2	0	\$125
35x40 (office)	1	0	\$750

APPROX NOI: \$32,565

- 90% Average occupancy (storage units)
- 30 non-climate controlled units
- Flex warehouse | 1 year lease
(Current term expires 5/20/26)
 - Tenant offers concrete flooring and stamping services.
 - Tenant is responsible for all utilities and Wi-Fi, which also supports the security cameras.
 - New HVAC

AREA MAP





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