

**707 East Blvd., Kingsford, MI**  
**MLS # 50131745**

**PROPERTY INFORMATION**

- One 50x360 building on 2.2 acres with two access points to the property
- Contains 66 storage units: 36 – 10x20 and 30 – 12x30
- Unit rentals per month: 10x20 = \$80 and 12x30 = \$160
- Constructed in 2020 with heavy-duty Wendricks Truss systems, ice/water shields, and lifetime asphalt shingles
- Occupancy rate has consistently been between 94% and 100%
- Site allows for expansion with an additional 50x360 building, which would be parallel and 30 feet across from the existing building
- Highly visible location close to police, fire, schools, and other professional buildings