

SELF STORAGE FOR SALE

8980 Anderson Rd. | Litchfield, MI 49252



Niche Market Position with Limited Self Storage Competition in Litchfield

Building Size:	3,216 SF
Land:	1.15 Acres
Zoning:	Commercial
Year Built:	2002
List Price:	\$215,000

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Details:

Litchfield Self Storage sits on 1.15 acres totaling 28 units consisting of 12 units of 5'x10', 8 units of 10'x10', and 8 units of 10'x20', the facility boasts a diverse mix and a 96% occupancy rate, ensuring stable revenue. Litchfield Self Storage features 24-hour access, drive-up units, video surveillance, and outdoor parking for boats, RVs, and trailers. Additionally, there's ample room for expansion on the spacious lot, presenting future growth potential. This turnkey property is ideal for investors seeking a facility that is already up and running.



NAI Cressy

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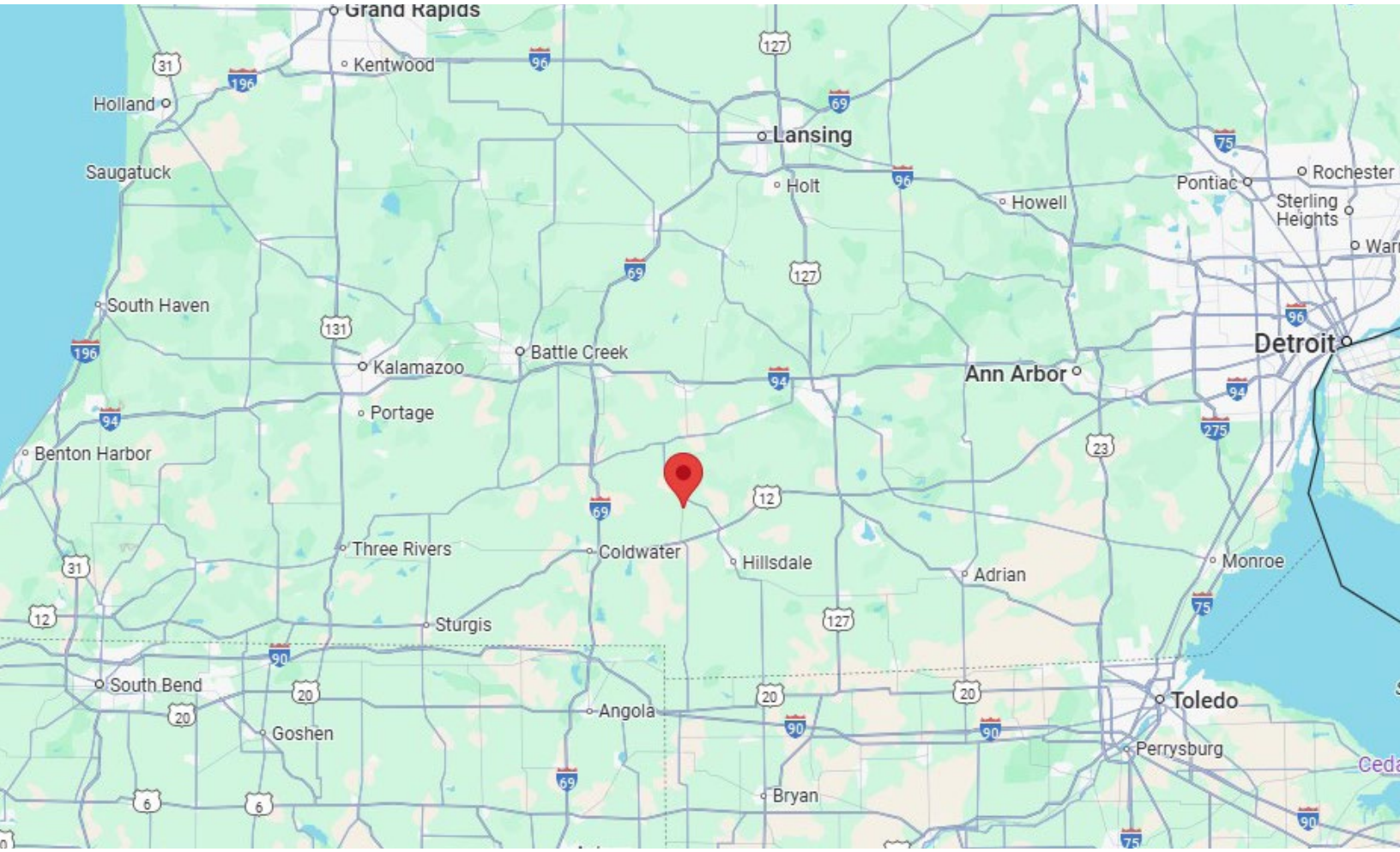
Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534
cjdavey@cressy.com



LOCATION OVERVIEW

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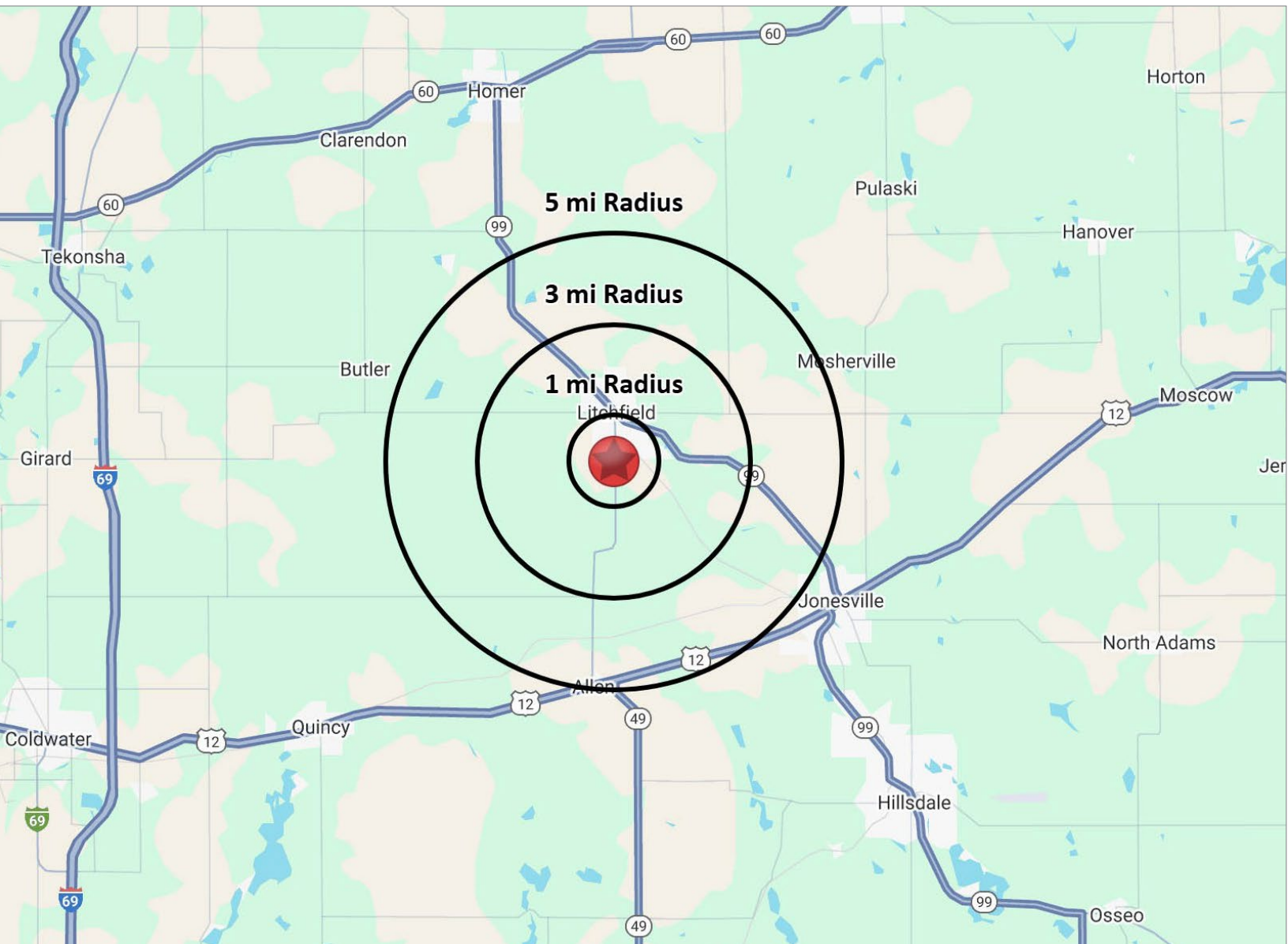
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The property at 8980 Anderson Road in Litchfield, Michigan, is home to Litchfield Self Storage, a secure and conveniently accessible storage facility serving the local community. Nestled in a quiet rural area of Hillsdale County, the location offers both privacy and easy access, situated just minutes from downtown Litchfield. Its proximity to major transportation routes—including M-99 and a short drive to I-69—makes it an ideal location for residents and businesses seeking convenient storage solutions. The facility's strategic location near key highways enhances its accessibility while maintaining the peace and space of a countryside setting.



Christian Davey, CCIM/SIOR
Senior Broker, Principal
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POPULATION

1 MILE	344
3 MILE	2,168
5 MILE	3,948



NUMBER OF HOUSEHOLDS

1 MILE	102
3 MILE	661
5 MILE	1,205



AVERAGE HOUSEHOLD INCOME

1 MILE	\$60,496
3 MILE	\$68,591
5 MILE	\$74,604



MEDIAN HOME VALUE

1 MILE	\$124,311
3 MILE	\$123,393
5 MILE	\$139,140