

**W3232 Frank Pipp Dr., Iron Mountain, MI**  
**MLS # 50131602**

**PROPERTY INFORMATION**

- Everything on both buildings is in working condition
- Both buildings have lifetime shingles on them; Building D had brand new asphalt shingles installed within the last three years and Building C's shingles are approximately ten years old
- An addition to building C was completed approximately five years ago
- In Building D, units D-23 to D-66 are part of the addition and new exterior metal and ice/water shields were installed along with several new doors
- Occupancy rate has consistently been between 94% and 100%
- Building C is 40L x 480W with 96 units measuring 10x20
- Building D is 30L x 480W with 60 units (16 – 10x10, 16 – 10x20, 8 – 10x30, 20 – 12x30)
- Unit rentals per month: 10x10 = \$65, 10x20 = \$80, 10x30 = \$140, 12x30 = \$160
- There are three access points to this property
- In between Building D and Subway is a vacant section approximately one acre in size where another storage building could be built
- An adjacent 20+ acre parcel to the north and west is available for separate purchase