

# Self Storage - Gonzales, LA

## 1890 S Southland Ave, Gonzales, LA 70737



Listing ID: 30705697  
 Status: Pending  
 Property Type: Industrial For Sale  
 Industrial Type: Self Storage  
 Size: 5,600 SF  
 Sale Price: \$265,000  
 Unit Price: \$47.32 PSF  
 Sale Terms: Cash to Seller



### Overview/Comments

Great opportunity to own a 32 unit, recently renovated self-storage in Gonzales, LA. Property was completely renovated in 2020 and partially rented. Good project located off of Hwy 30 and I-10 near new apartment developments and new single family residential development. Newly added limestone area has room for 14 spots for exterior storage. Potential rental income of \$32,000.00 per year.

Facility includes controlled access, secured site with exterior common area lighting. Property is located in an industrial area with potential for commercial tenants.

### More Information Online

<https://stirlingprop.catylist.com//listing/30705697>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	2572800	Building/Unit Size (RSF):	5,600 SF
Industrial Type:	Self Storage	Land Area:	0.65 Acres
Property Use Type:	Investment	Sale Terms:	Cash to Seller

### Area & Location

Property Located Between: Located at end of S. Southland Rd.

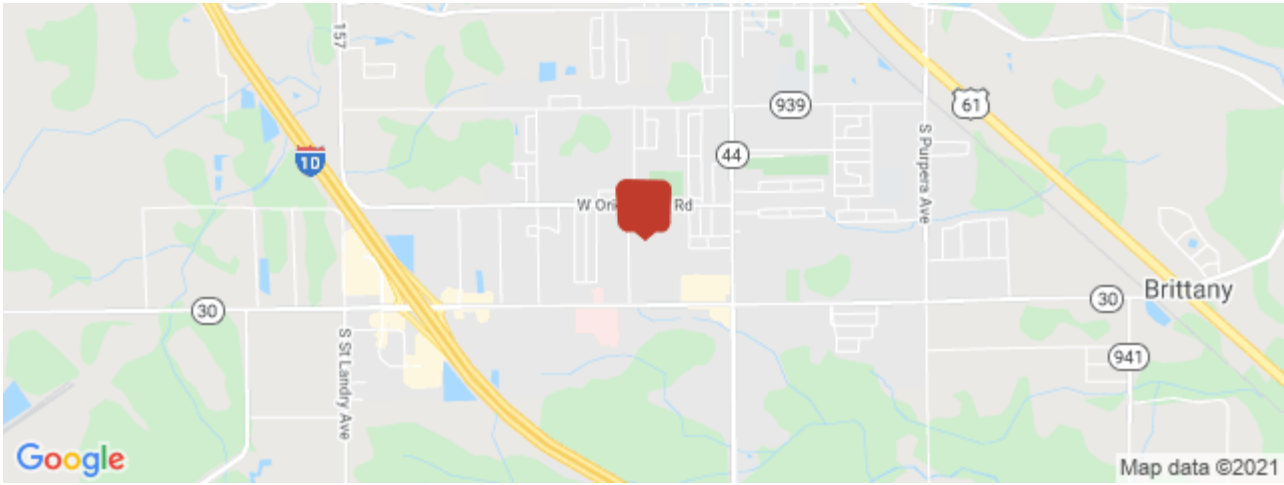
Site Description Secured, fenced and lighted lot with exterior storage yard and a 5600 SF metal building with exterior roll-up doors for easy access.

### Building Related

Tenancy:	Multiple Tenants	Construction/Siding:	Metal Siding
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Passenger Elevators:	0
Year Renovated:	2020	Freight Elevators:	0

### Location

Address:	1890 S Southland Ave, Gonzales, LA 70737	MSA:	Baton Rouge
County:	Ascension	Submarket:	91



**Property Images**



DJI\_0177



DJI\_0174



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## Property Contacts

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