

WAGNER REALTY

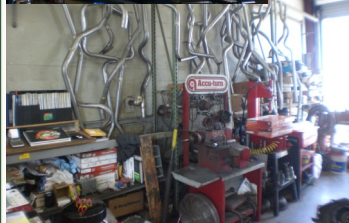
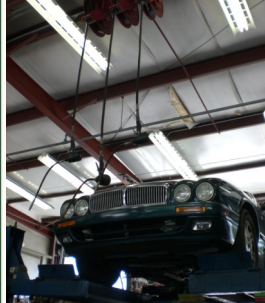
13 Years in Business



1.13 Acres on US 41
130' frontage on US 41
385' frontage on 68th Ave. West



- **Built in 1997!**
- 80+ parking spaces!
- **2,500+ loyal customers!**
- Secure self-storage lot!
- Spacious lobby!
- Manager's office!
- Men & Women's toilet!
- Huge income potential!
- SBA approved!
- Recession resistant!
- Zoned GC!
- All options considered!
- Own business, lease land!
- **6 bays, 4 lifts!**
- 3,481 Sq. Ft.!
- Priced right: \$2,450,000
- Business: \$550,000
- Real estate: \$1,900,000



Adkins Florida Group
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