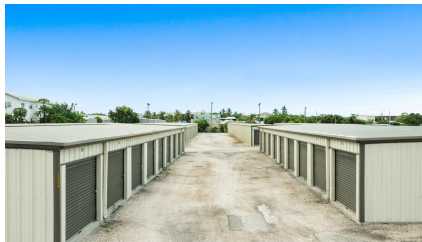


Providenciales, Turks and Caicos Islands

MLS# 2500669

\$7,500,000





Sam Hunt
 (649) 331-4066
 sam@hamilton.tc

This is an excellent investment opportunity as an established, turnkey business that provides a practically passive rental income stream via fully tenanted Self-Storage units and Retail store frontage. Williams Storage is known for its superior locations in Industrial park, situated on 5 elevated lots with excellent drainage and fully paved access on site. This business spans 5 lots (Block 60607, Lots 108, 109, 110, 111, 163) totaling over 4 acres of Industrial zoned land. The storage buildings themselves are laid out uniformly and are of steel construction with metal roofing and cladding built on concrete slabs and accessed by asphalt driveways. There are over 306 individual storage units totaling 61,000 square feet of storage ranging in size from 50 sq.ft. to 450 sq.ft. There are 2 climate controlled administration offices and a maintenance unit dedicated to the operation of the daily operations. Additionally, there are 6 climate controlled retail bays fronting high visibility Industrial drive that are fully tenanted by diverse businesses. Each retail space consists of an attractive store front with parking, utilities metered separately, outfitted with a washroom in each. as well as a large rear loading bay and warehouse area. The business has had an independent valuation (2022) and has financial statements prepared by a professional accountant as well as recent land surveys. There are numerous opportunities to enhance this business beyond the retail and storage rental revenue, including the potential of incorporating the roof surfaces for solar power generation. This is a rare opportunity to own a substantial Industrial zoned landholding in the strategic and centrally located Industrial Park on one of Provo's busiest roads, Industrial Drive.

Essential Information

Property Type Commercial	Status Active	MLS# 2500669	Listing Type Building and Land
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Key Details

View Garden View	Lot Size 4.05 Acres
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Sq Ft
61,000

Property Features

Unit Industrial	Construction Concrete, Steel	Cooling Split	Drive Way Paved
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Exterior Features
**Lighting, Partially
Fenced**

Lot Features
Level

Fire
**Alarm, Monitored
Alarm System**

Roof
Metal

Updated: 06/24/2026, 12:00:06 AM

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