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Providenciales, Turks and Caicos Islands
MLS# 2600709

$2,800,000








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"Shamrock Storage" is a turnkey business that provides a practically passive rental income stream via 6 retail rental bays and 72 self storage units totaling 21,700 s.f. of floorspace across 4 buildings. Shamrock Storage is a subsidiary and standalone property within the Williams Storage company and is being offered for sale on its own. This is a very strategic business location positioned on a corner lot with 190' of road frontage on Industrial Drive and 195' of frontage on Mechanical Drive across from Turks Head Brewery. 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. Additionally, there are 6 climate controlled retail bays fronting high visibility Industrial drive that are fully tenanted by diverse business types. 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. Recent valuations and Financial Statements are available for review by qualified buyers. There are numerous opportunities to enhance this business beyond the retail and storage rental revenue, including the potential 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. Also listed for sale is the remainder of the Self-Storage business Williams Storage 1&2 listed under MLS #2600710 which can be purchased with Shamrock Storage for a complete turnkey business.

Essential Information

Property Type	Status	MLS#	Listing Type
Commercial	**Active**	**2600709**	**Building and Land**

Key Details

View	Lot Size
Garden View	**1.26 Acres**

Sq Ft
21,700

Property Features

Unit	Access	Construction	Cooling
Industrial	**Asphalt**	**Concrete, Steel**	**Split**

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Drive Way	Exterior Features	Flooring	Interior Features
Paved	**Lighting, Partially Fenced, Storage Building**	**Concrete**	**Air Conditioning**
Lot Features	Fire	Roof	
Level	**Alarm, Monitored Alarm System**	**Metal**	

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