P.O. Box 381. Cactus House, 375 Grace Bay Road, Grace Bay, Providenciales, Turks and Caicos Islands.
649-941-4422
info@hamilton.tc

Providenciales, Turks and Caicos Islands
MLS# 2600710

$4,000,000








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Strategic Turnkey Storage Business on 2.79 acres of Industrial land This is an excellent investment opportunity as an established, turnkey business that provides a practically passive rental income stream via 234 self-storage units ranging in size from 50 sq.ft. to 450 sq.ft. Williams Storage 1&2 is known for its superior location in Industrial park, situated on 4 elevated lots (Lots 108, 109, 110, 111) zoned "Industrial" with excellent drainage and fully paved access on site. 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 2 climate controlled administration offices and a maintenance unit dedicated to the the daily operations. The business has had an independent valuation (2025) and has financial statements professionally prepared by an accounting firm as well as recent land surveys showing the locations of the buildings and lot lines. 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 and rare Industrial zoned landholding in the strategic and centrally located Industrial Park. Williams Storage 1&2 is a subsidiary of Williams Storage and can be purchased in conjunction with "Shamrock Storage" listed for sale separately under MLS.#2600709

Essential Information

Property Type	Status	MLS#	Listing Type
Commercial	**Active**	**2600710**	**Building and Land**

Key Details

View	Lot Size
Garden View	**2.79 Acres**

Sq Ft
39,300

Property Features

Unit	Construction	Cooling	Drive Way
Industrial	**Concrete, Steel**	**Split**	**Paved**

Exterior Features	Lot Features	Fire	Roof
Lighting, Partially Fenced	**Level**	**Alarm, Monitored Alarm System**	**Metal**

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