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Providenciales, Turks and Caicos Islands
MLS# 2600711

$6,800,000








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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, concrete construction 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 (2025) 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 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	Status	MLS#	Listing Type
Commercial	**Active**	**2600711**	**Building and Land**

Key Details

View	Lot Size
Garden View	**4.05 Acres**

Sq Ft
61,000

Property Features

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

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

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