

U-STORE NOW SELF STORAGE 33833 & 33821 GARNET ST

CLINTON TOWNSHIP, MI 48035

OFFERING MEMORANDUM



FOR SALE | \$2,280,000

FOR MORE INFORMATION, PLEASE CONTACT

Danielle Moore, Director of Commercial Real Estate

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SHOWCASE COMMERCIAL



Discover a Lucrative Investment Opportunity in Clinton Township, MI!

Are you searching for a solid investment in the thriving Clinton Township area? Look no further! This is your chance to acquire a highly profitable self-storage business located in the heart of Clinton Township, MI.

Key Features:

- Prime Location: Strategically situated in a high-traffic area with easy accessibility.
- Established Business: Proven track record of success with a loyal customer base.
- Modern Facilities: State-of-the-art storage units equipped with advanced security systems.
- Value- Add Play: Room to add storage pods- must confirm details with zonning.
- Stable Income: Consistent revenue stream with strong financial performance.

Why Invest Here? Clinton Township is a dynamic community with a growing population and a robust economy. This business offers a unique opportunity to capitalize on the increasing demand for secure storage solutions in the area.

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PRICE	\$2,280,000
NOI (2025)	\$180,641
NRSF	±11,412 SF
LOT SIZE	2.08 ACRES
YEAR BUILT	1974
SOFTWARE	EASY STORAGE
PAYMENTS	AUTOMATED W/ GATE
GATE	KEY CODE ENTRY
BILLBOARD ON SITE	ADDITIONAL INCOME



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Tenant	Annual Income
House Rental:	\$13,600
Bill Board:	\$3,900
Storage Rental Income:	\$199,638
Total Gross Income:	\$217,138

U **STORE**

NOW

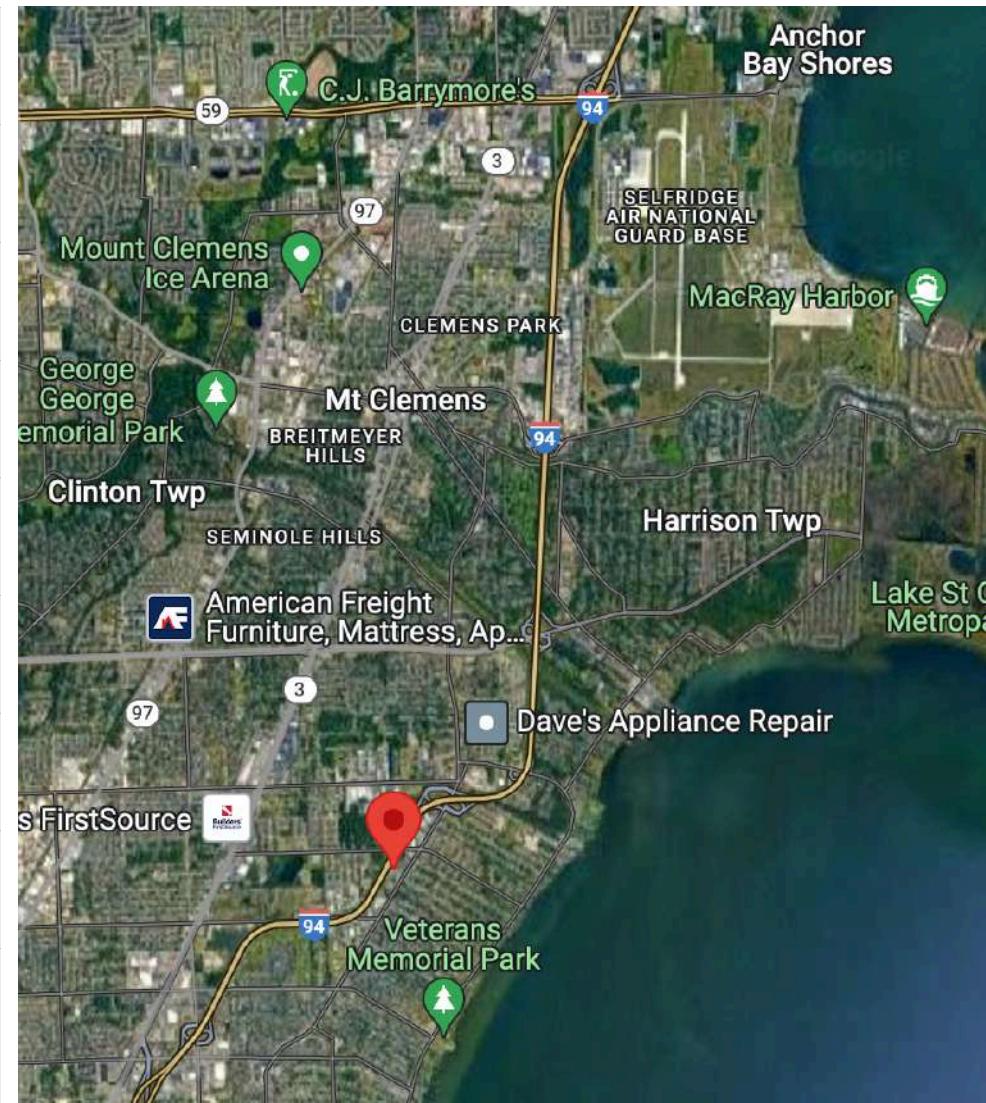


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Price	\$2,280,000
2025 Gross Income	\$217,138
Storage Rentals	\$199,638
Billboard	\$3,900.00
House Rental	13,600
Operating Expenses	\$36,497
Net Operating Income (2024)	\$169,385
Net Operating Income (2025)	\$180,641
Units (approx.)	145 indoor and outdoor



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SATURATION STUDY

U-Store Now - 33833 & 33821 Garnet St, Clinton Township, MI 48035							
Facility Name	Address	Distance from U-Store Now	Climate Control	Notes	1-MILE	3-MILE	5-MILE
U-Store Now	33833 & 33821 Garnet St, Clinton Township, MI 48035	0.0 mi	Yes / Varies by unit	Drive-up / ground access; online rentals available	x		
Extra Space Storage	34244 Groesbeck Hwy, Clinton Township, MI 48035	~1.3 mi	Yes	Broad unit mix; climate control available		x	
CubeSmart Self Storage	33985 Harper Ave, Clinton Twp, MI 48035	~1.5 mi	Yes	Multiple sizes; promotions often online		x	
Public Storage	20200 Hall Rd, Clinton Township, MI 48038	~2.8 mi	Yes	Large facility; climate options		x	
iStorage	20772 Hall Rd, Clinton Township, MI 48038	~2.9 mi	Yes	Outdoor & drive-up units		x	
A-1 Affordable Storage 4	44621 N Gratiot Ave, Clinton Township, MI 48036	~3.5 mi	Likely	Smaller local facility			x
Mini Maxi Self Storage	1550 Gratiot Ave, Clinton Township, MI 48036	~2.26 mi	Depends on unit	Local storage option		x	
1-800 Self Storage.com	20900 Hall Rd, Clinton Township, MI 48038	~2.9 mi	Likely	Smaller footprint		x	



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SATURATION STUDY

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FACILITY NAME	ADDRESS	DISTANCE (MI)	CLIMATE CONTROL	NOTES	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
U-Store Now	33833 & 33821 Garnet St, Clinton Township, MI	0	Yes	Drive-up and climate-controlled units available; online rentals advertised	x		
C & L Mini Storage	33501 Harper Ave, Clinton Township, MI	0.27	No	Drive-up units; no climate-controlled units publicly	x		
iStorage (Groesbeck Hwy)	36261 Groesbeck Hwy, Clinton Township, MI	2.32	No	Outdoor / drive-up access; climate control not listed online		x	
iStorage (Cornillie Dr)	20055 Cornillie Dr, Roseville, MI	2.44	No	Drive-up storage; limited public unit detail available		x	
Keep Safe Self Storage	37473 Groesbeck Hwy, Clinton Township, MI	2.51	No	Local operator; standard drive-up units per public listings		x	
Ingleside Maxi Storage	37877 S Groesbeck Hwy, Clinton Township, MI 4	2.64	No	Older local facility; no climate control advertised		x	
Public Storage (Roseville)	30340 Gratiot Ave, Roseville, MI	2.74	Varies by unit	Large national operator; some locations offer climate		x	
Public Storage (Fraser)	32775 Groesbeck Hwy, Fraser, MI	2.99	Varies by unit	National operator; unit mix varies by availability		-	

5-MILE MULTIFAMILY DEVELOPMENT PIPELINE

FACILITY NAME	ADDRESS	CITY	# OF UNITS	PROJECT STAGE	DISTANCE (MI)
Stonefield of Clinton (55+ Senior Living)	42280 Garfield Rd	Clinton Township, MI	113	Completed / Operating (built 2024)	~6 to 8 miles
Cornerstone Village Apartments (proposed)	15245 Clinton River Rd	Clinton Township, MI	60	Proposed / Entitled (planned 60-unit multifamily)	~2.7-2.8 miles





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