

# 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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**[DANIELLEMOORE.SHOWCASECOMMERCIAL.COM](http://DANIELLEMOORE.SHOWCASECOMMERCIAL.COM)**



**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:**

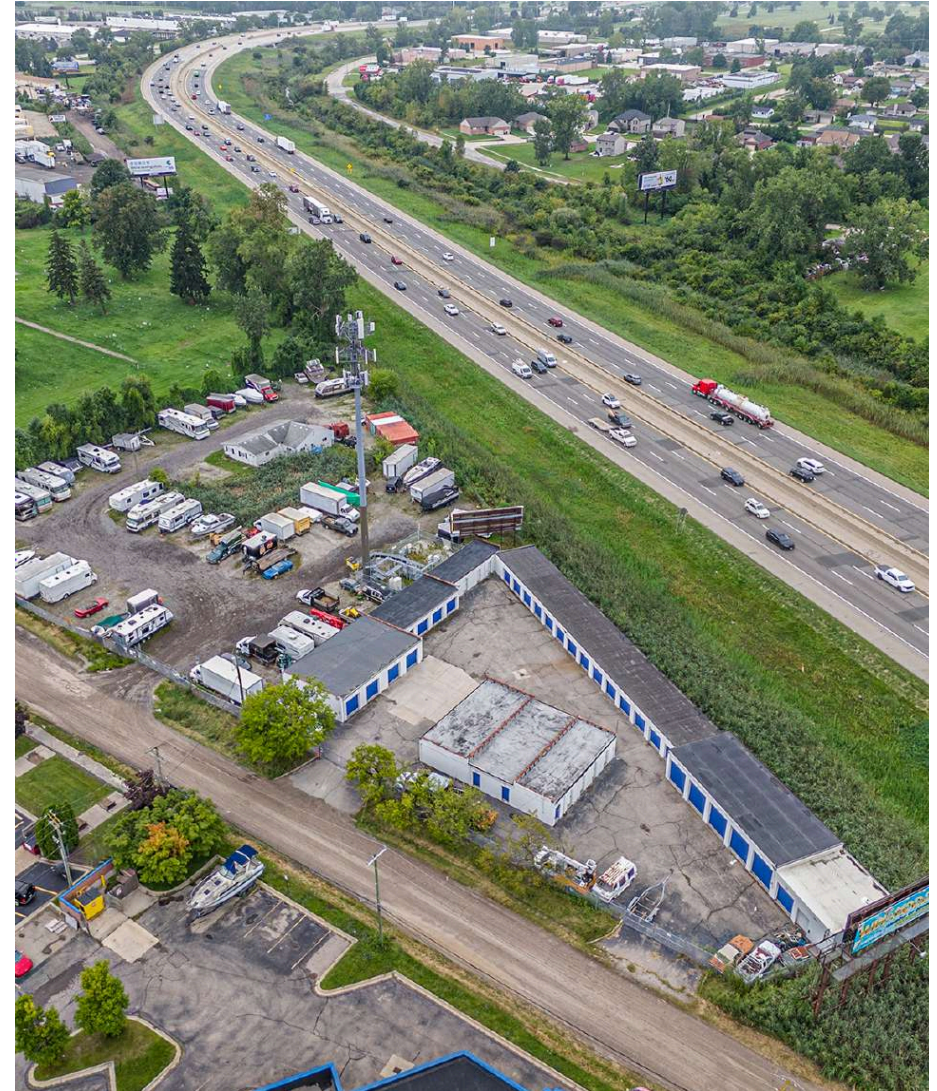
- **Prime Location:** Strategically situated in a high-traffic area with easy accessibility.
- **Established Business:** Proven track record of success with a loyal customer base.
- **Modern Facilities:** State-of-the-art storage units equipped with advanced security systems.
- **Value- Add Play:** Room to add storage pods- must confirm details with zoning.
- **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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Realty Executives Showcase Commercial | 49433 Hayes Road, Shelby Twp MI 48315

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



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

**U STORE**

**N O W**

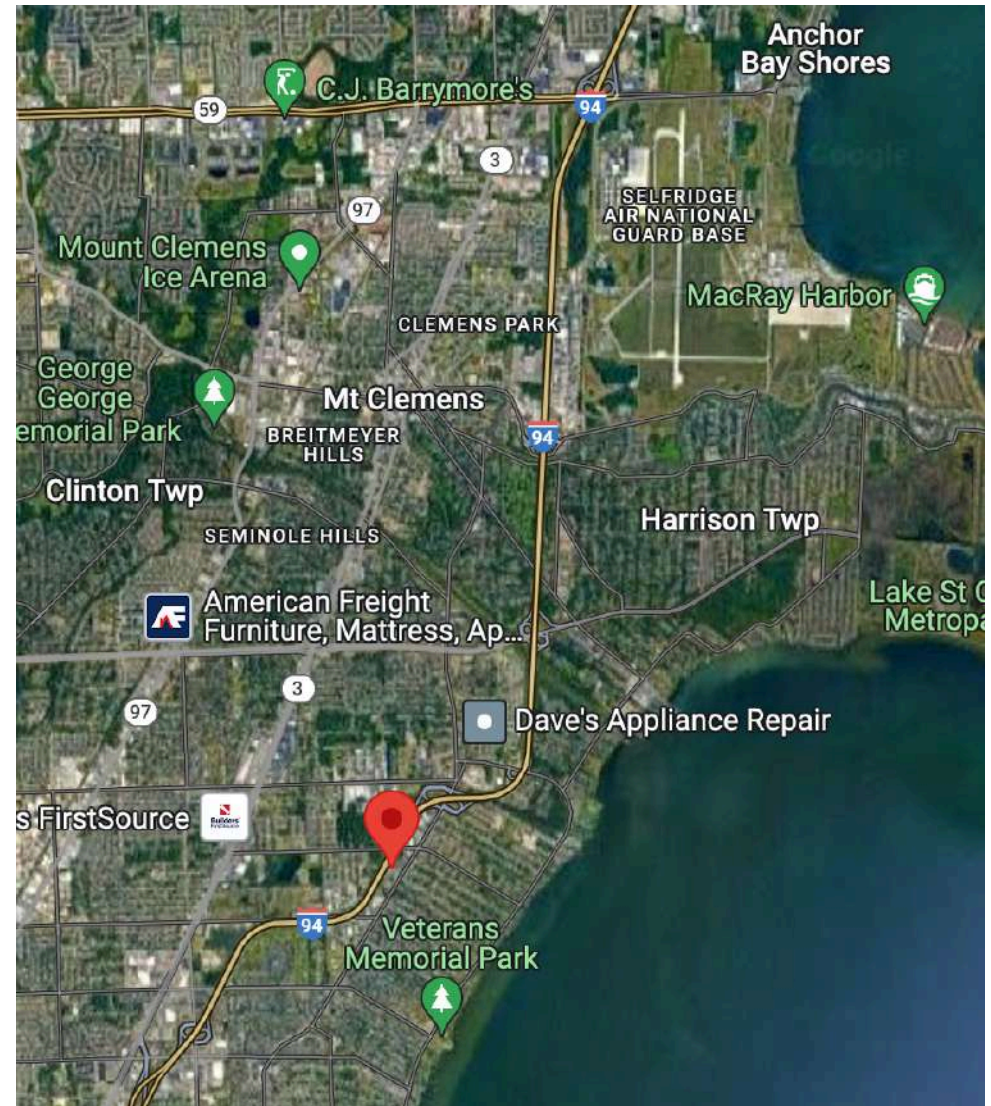


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<b>Price</b>	<b>\$2,280,000</b>
<b>2025 Gross Income</b>	\$217,138
<b>Storage Rentals</b>	\$199,638
<b>Billboard</b>	\$3,900.00
<b>House Rental</b>	13,600
<b>Operating Expenses</b>	<b>\$36,497</b>
<b>Net Operating Income (2024)</b>	\$169,385
<b>Net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



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

**U-Store Now - 33833 & 33821 Garnet St, Clinton Township, MI 48035**

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

**5-MILE MULTIFAMILY DEVELOPMENT PIPELINE**

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





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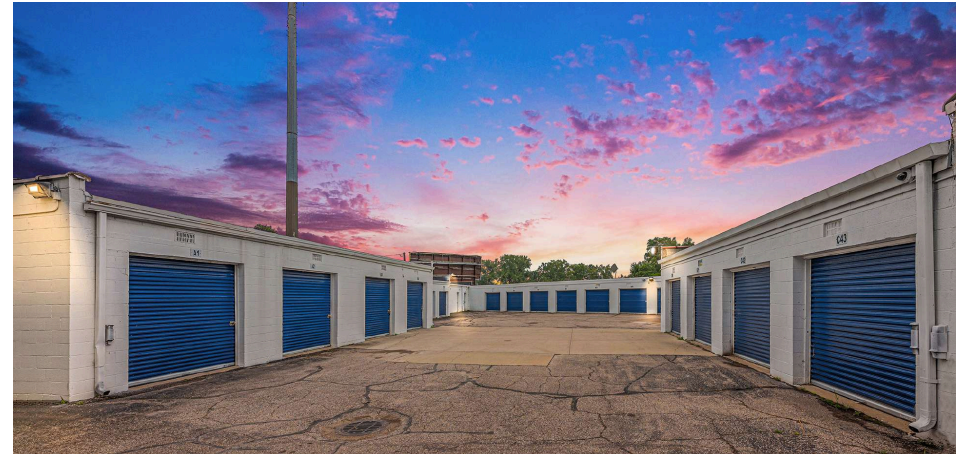
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