

INVESTMENT OPPORTUNITY

DEEP GAP STORAGE

📍 7350 Old HWY 421 South, Deep Gap, NC 28618 | 🌐 www.deepgapstorage.com



PROPERTY OVERVIEW

Deep Gap Storage is an established self-storage facility in Deep Gap, North Carolina, serving the High Country / Boone area. The property offers straightforward operations, a mix of unit sizes, strong highway visibility, and upside potential through improved occupancy and rents.



PROPERTY HIGHLIGHTS

- 51 self-storage units
- Approx. 10,700 SF
- Approx. 0.41 acres
- Multiple unit sizes
- 24-hour tenant access
- Established online presence and website
- Scenic mountain-market location with highway visibility

FINANCIAL SNAPSHOT



Asking Price:	\$325,000
Current Occupancy:	74.5% (38 of 51 units)
Current Monthly Scheduled Rent:	\$5,195
Annual Gross Scheduled Rent:	\$62,340
Annualized 2026 Net Rents:	\$45,861
Property Taxes:	\$987
Insurance:	\$1,264
Management Fee (8% of net rents):	\$3,669
Accounting:	\$350
Advertising:	\$100
Maintenance:	\$2,996
Total Operating Expenses:	\$9,366
Estimated NOI:	\$36,495
Estimated Cap Rate at Asking Price:	11.2%

Financial figures based on seller-provided rent roll and operating figures.



For pricing, rent roll, and details contact
mark@wasatchfinance.com/801-699-1595



www.deepgapstorage.com