

FOR IMMEDIATE RELEASE

Investment Real Estate, LLC Announces the Sale of A+ Self Storage in Gettysburg, PA



York, PA - May 25, 2017 Investment Real Estate, LLC announces the sale of A+ Self Storage for \$1,625,000 to a private investment group. A+ Self Storage is located in Gettysburg, PA in Adams County.

A+ Self Storage consists of two locations and was built in several phases beginning in 1989 and final phases added in 2008. The facility consists of 12 single story buildings and offers more than 270 storage units and 20 outdoor parking spaces between two locations. A+ Self Storage features an on-site rental office located at the Baltimore Pike location and includes a retail space with a long-term tenant.



The facility was 100% occupied at the time of sale, and is comprised of more than 14 acres of commercial industrial zoned land. The property includes approvals for an additional 15,300 SF of self storage. Property improvements include 24/7 access, perimeter fencing, gravel drive aisles and buildings in excellent condition. The sale included a rental truck and a rental house adjacent to the facility.

A+ Self Storage on Highland Road offers excellent visibility from Route 15 and the Baltimore Pike location also enjoys excellent visibility.

Kevin Bledsoe, VP of Brokerage for Investment Real Estate, says, "The owner of A+ Self Storage bought the facility from her father, who built the first phase in 1989. Given her long history with the property, we were honored to facilitate the sale. The buyer owns a self storage company with several locations in the area, and was very pleased to expand his portfolio." Bledsoe continues, "Closing on the sale of the property was an involved process, with several setbacks, but IRE helped both parties coordinate the extended time lines. The buyer and seller worked very well together during the transaction and both parties were happy to move forward with their new ventures."

ABOUT INVESTMENT REAL ESTATE, LLC

Since our inception in 1998, Investment Real Estate, LLC has specialized solely in the self storage industry, including Brokerage, Construction, Management and Development. We travel thousands of miles each year, meeting and getting to know clients in the markets we serve, networking at various industry associations and functions, while developing our reputation as the go-to source for information in the self storage industry. We are the #1 Broker of Self Storage in the Mid-Atlantic and Northeast States.

For more information, please visit www.irellc.com.

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