

38 Mini Storage Units



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1897 E. Smithville Rd. Bloomington, IN

Property Overview

Turnkey investment opportunity featuring 38 fully leased storage units in south Bloomington, near Lake Monroe. The property includes 20 units measuring 30' x 11', 16 units measuring 35' x 11', and two large warehouse/flex units totaling approximately 3,000 SF each. This income-producing asset offers consistent occupancy with upside potential through expansion on excess land. Prime location benefits from proximity to growing residential areas and high-traffic recreational destinations, supporting long-term demand.



Property Highlights

- 38 Units
- 20 Units- 30' X 11'
- 16 Units- 35' X 11'
- 2 Units- 64' X 50'
- Frontage on East Smithville Road
- Zoned Limited Business (Monroe County)
- Rents are to be raised this year

Asking Price

\$975,000



Property Information

Address	1897 E. Smithville Rd. Bloomington, IN 47404
Parcel Number	53-11-03-100-040.000-006
Legal Description	004-12240-02 PT SW NE 3-7-1W 3.99A PLAT 104
Acres	3.99
SF in use	20928
Buildings	2



Rent Roll

**Current Gross
Potential Rent
\$120,480**

Units	Size	SF	CUR Mo. Rent	Monthly Rent-July 1, 2026
1	11 X 35	385	\$230	\$250
2	11 X 35	385	\$230	\$250
3	11 X 35	385	\$230	\$250
4	11 X 35	385	\$230	\$250
5	11 X 35	385	\$230	\$250
6	11 X 35	385	\$230	\$250
7	11 X 35	385	\$230	\$250
8	11 X 35	385	\$230	\$250
9	11 X 35	385	\$230	\$250
10	11 X 35	385	\$230	\$250
11	11 X 35	385	\$230	\$250
12	11 X 35	385	\$230	\$250
13	11 X 35	385	\$230	\$250
14	11 X 35	385	\$230	\$250
15	11 X 35	385	\$230	\$250
16	11 X 35	385	\$230	\$250
17	11 X 35	385	Vacant	Vacant
18	11 X 35	385	\$230	\$250
19	11 X 35	385	\$230	\$250
20	11 X 35	385	\$230	\$250
21A		750	\$375	\$395
21B		750	\$375	\$395
22A		750	\$230	\$250
22B		750	\$230	\$250
23	11 X 30	330	\$230	\$250
24	11 X 30	330	\$230	\$250
25	11 X 30	330	\$230	\$250
26	11 X 30	330	\$230	\$250
27	11 X 30	330	\$230	\$250
28	11 X 30	330	\$230	\$250
29	11 X 30	330	\$230	\$250
30	11 X 30	330	\$230	\$250
31	11 X 30	330	\$230	\$250
32	11 X 30	330	\$230	\$250
33	11 X 30	330	\$230	\$250
34	11 X 30	330	\$230	\$250
35	11 X 30	330	\$230	\$250
36	11 X 30	330	\$230	\$250
37	11 X 30	330	\$230	\$250
38	12 X 30	330	\$230	\$250
Garage	25 X 60	1500	Vacant	Vacant
Monthly			\$9,260	\$10,040
Annual			\$111,120	\$120,480

Profit & Loss Statement

January through December 2025

1:20 PM
04/27/26
Accrual Basis

FAIRFAX RENTALS
Profit & Loss
January through December 2025
Jan - Dec 25

Ordinary Income/Expense	
Income	
Rental Income	102,200.00
Total Income	<u>102,200.00</u>
Expenses	
Depreciation	3,088.00
Utilities	2,724.32
Taxes	4,618.38
Repairs	11,264.86
Other Interest	282.16
Legal & Professional	6,183.78
Insurance	6,291.89
Cleaning and Maintenance	2,864.86
Total Expense	<u>37,318.25</u>
Net Ordinary Income	<u>64,881.75</u>
Net Income	<u><u>64,881.75</u></u>

Property Pictures



Zoning- Limited Business

Primary Uses		
<p>General Uses</p> <ul style="list-style-type: none"> Artificial Pond or Lake* <p>Agricultural Uses</p> <ul style="list-style-type: none"> Agriculture, Traditional Community or Institutional Garden* Farm Supply & Equipment Sales and/or Repair* Logging or Forestry Operations* <p>Residential Uses</p> <ul style="list-style-type: none"> Boarding House Continuing Care Community* Emergency Housing or Short-Term Shelter Residential Facilities for Individuals with a Developmental Disability* Residential Facilities for Individuals with a Mental Illness* <p>Public and Semi-Public Uses</p> <ul style="list-style-type: none"> Child Care Center* Governmental Facility* Medical Clinic 	<ul style="list-style-type: none"> Parks and Playgrounds Relocation of Pole Signs* School* Social Service Use Minor Utility* Wireless Communications Facilities Wastewater Treatment Facility <p>Personal Service Uses</p> <ul style="list-style-type: none"> Artisan Crafts, Food, and/or Beverage Production* Caterer and/or Commercial Kitchen Dry Cleaning and Laundry* Financial Institution Personal Services Religious facilities Rehabilitative Therapy Facility <p>Business Uses</p> <ul style="list-style-type: none"> Office Parking Facility* 	<p>Retail Uses</p> <ul style="list-style-type: none"> Café/Coffee Shop* Firearm Sales* Microbrewery/Brewpub* Pharmacy Restaurant, Sit-Down Retail Sales, Small Scale* <p>Automotive and Transportation Uses</p> <ul style="list-style-type: none"> Electric Vehicle Charging Station Automotive and/or Boat Service and Repair, Minor* <p>Construction and Industrial Uses</p> <ul style="list-style-type: none"> General Contractor Industrial Manufacturing, Light <p>Mixed Uses and Adaptive Reuse</p> <ul style="list-style-type: none"> Adaptive Reuse*
Conditional Uses		
<p>General Uses</p> <ul style="list-style-type: none"> Accessory Wind Turbine* Drive-through as an accessory use* <p>Residential Uses</p> <ul style="list-style-type: none"> Long-Term Shelter* <p>Public and Semi-Public Uses</p> <ul style="list-style-type: none"> Birthing Center* Wireless Communication Facilities* <p>Personal Service Uses</p> <ul style="list-style-type: none"> Veterinary Service, Small Animal* 	<p>Retail Uses</p> <ul style="list-style-type: none"> Grocery Store* Retail Sales, Medium Scale* <p>Automotive and Transportation Uses</p> <ul style="list-style-type: none"> Fueling Station* RV and/or Boat Storage* 	<p>Amusement and Recreational Uses</p> <ul style="list-style-type: none"> Campground, Commercial* Outdoor Theater* Entertainment Center* <p>Mixed Uses and Adaptive Reuse</p> <ul style="list-style-type: none"> Commercial Mixed Use* Historic Adaptive Reuse*
Accessory Uses		Temporary Uses
<p>Retail Uses</p> <ul style="list-style-type: none"> Outdoor Retail and Display, Accessory* 		<p>General Uses</p> <ul style="list-style-type: none"> Temporary or Seasonal Activity*

BLOOMINGTON, IN

Home of the Hoosiers, Bloomington and Monroe County was established in 1818 with Indiana University founded just two years later, in 1820. Indiana University is the foundation of the Bloomington making it the 5th largest city in Indiana. Located 50 miles south of Indianapolis, Bloomington is nestled in the southern hills of Indiana.

Bloomington is also home to a vibrant Life Science Industry with Companies that include Cook Medical, Catalent and Baxter. With the investment of Bill Cook and the Cook Family, Bloomington's downtown has transformed into a model for other cities that features diverse restaurants, entertainment venues and retail shops. Bloomington's downtown is also home to many national festivals and art shows.



COCKERHAM
COMMERCIAL REAL ESTATE & CONSULTING





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