

25 & 108 LANGFORD LANE CELINA, TN 38551

DESCRIPTION:

TURNKEY BUSINESS – 100% OCCUPIED – GREAT INVESTMENT: Approx 4 ac with a profitable business of several options of making money to a profitable business. Located on a highly visible highly traffic highway. **INCLUDED:** 2BD/1BA, 1000+ sq ft, garage brick ranch hm, 50 Storage units, 6 efficiency units (all approx 450 sq ft), 2 – 1BD/1BA, approx 580 sq ft Cabins, 2 mobile homes of approx 1000 sq ft & 3 RV - Camper pad hook ups. Separate water and electric meters installed (Septic Certifications on file). Totally remodeled and repaired in 2015 – 2017 - 2024. Cable, Wi-Fi & Fiber Optics are available in all the homes and efficiencies. Storage units 100% Occupancy, Rentals 100% occupancy (rental units are from \$550 to \$1000 a month). Storage units are from \$80 to \$1275 a month. It is ready to go and all repaired and remodeled. Ideal area for this type of business with approx. 3 miles from Dale Hollow, Cumberland River & Obey River. Good business with repeat customers and long-term customers. Plenty of room to expand, parking and use for playgrounds. Easy access from a state highway. All customer contacts will be included in the sale. Seller will provide to a buyer after a binding contract the operation financial records with a confidentiality disclosure. 72 hours' notice for all showings. Buyer to do own due diligence & pertinent information.