

Stardust Storage
305 W Robert Weist Ave
Cloverdale, IN 46120
For Sale by Don and Kay Gedert Charitable Trust

Detailed Information

260 Units Plus 3 Building
Building Pro forma Annual Gross Income \$ 377,760 without Office Building noted below
Automatic Key Pad Enter with Cellular Access for Update
Security Brands Electric Automatic Entry & Exit Gate
5 Acres of Gated Storage
Storage Units Not Climate Controlled

Purchase Price \$2.4 Million

Units and current price rates per month are as follows:

- (16) 5 X 10 @ \$69
- (60) 10 X 10 @ \$106
- (52) 10 X 15 @ \$110
- (75) 10 X 20 @ \$131
- (27) 10 X 25 @ \$145
- (2) 10 X 30 @ \$186
- 18 Gravel Parking Spot @ \$55
- 6 Asphalt Parking Spot @ \$65

Wood Shop 24' x 40' - Not Rented – Estimating Rent at \$500 per month

- Heated
- 200 Amp Electric Service
- Access to Sewer next to Building

Auto Shop 30' x 50' - Not Rented – Estimating Rent at \$800 per month

- 4 Roll Up Door – 1 is extra high roll up door
- 3/4 Bathroom
- 2 Ceiling Fans
- 200 Amp Electric Service
- Water & Sewer
- 3 Ton or More Auto Lift
- Can be subdivided into 4 storage rental units - Estimating Rent at \$200 per auto bay

Optional: Office Building / Additional Storage 12' x 25' - Not Rented – Rent for additional revenue

- Two Entry / Exit Doors
- Built In Front Porch
- Two Windows
- Currently Not Connected to Utilities but could be
- Currently Not on Permanent Foundation

Note: Buyer to verify and confirm the accuracy of all information provided. Updated 2-11-2025