



SELF STORAGE SALES NETWORK

# Self Storage Facility Offering

## ABC Storages

1105 S. Main Street

Payette, ID 83661



### HIGHLIGHTS

- Self Storage project with great visibility from Main Street and Highway 95, the main n/s corridors in town.
- Includes 2.5 acres that Seller just purchased; graded, graveled, and ready for boat and RV parking to increase revenue.
- Office tenant on one year lease.
- Very attractive office building with interior Kiosk access.

### SALIENT DATA

**Sales Price \$1,850,000**

Cap Rate Broker Adjusted 7.024%  
NOI Current Year

Total Square Feet 39,680

Total Units 277 + 10 parking spaces + 1 office

Unit Occupancy 78%

Land Area 2.34 acres + 2.29 acres

David Gronbeck

Lee & Associates Idaho LLC

208-319-1008 / davidg@leeidaho.com





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