

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Tumwater Boat/RV Storage

5101 Lambskin Street SW  
Tumwater, WA 98512

Presented by:

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**LIST PRICE: \$950,000**

### INVESTMENT HIGHLIGHTS

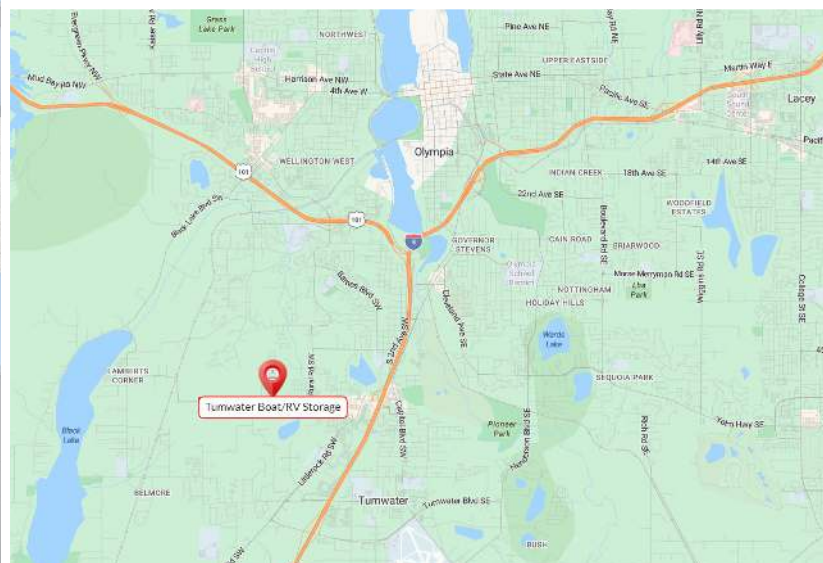
- 100% Current Occupancy
- Serves Downtown Tumwater/Black Lake
- Wood Framed/Metal Skin Buildings
- Gravel Drive Aisles
- Large Gated Access (Entry/Exit)
- Perimeter Fencing
- Storage rental demand is high in the Tumwater market
- ROOM TO EXPAND
- Low Maintenance
- **Owner Financing Available**

### PROPERTY DETAILS

Rentable SF:	3,822 storage + 5,400 parking
Acres:	0.52+/- (22,651 SF)
Year Built:	1982
Number of Units:	12 storage <u>18 parking</u> 30
Occupancy:	100%







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