Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Tumwater Boat/RV Storage

5101 Lambskin Street SW Tumwater, WA 98512

Presented by:

RYAN LAYTON American Real Estate Associates 509-435-2424 rlayton@areanw.com

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	101
	<u>18 parking</u>	
	30	2
Occupancy:	100%	ART. B.
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Olympia

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Turnwate

Harrison Ave NW 4th Ave 7

WELLINGTON WEB

Pine Ave NE

Anorth WHY

Lacey

Pacific /









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