

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Big Valley Mini Storage

508 Okoma Drive

Omak, WA 98841

&

300 Van Duyn Street

Okanogan, WA 98840

Presented by:

**RYAN LAYTON**

American Real Estate Associates

509-435-2424

rlayton@areanw.com

**RICK KOENIG**

American Real Estate Associates

509-992-4049

rick@areanw.com

**LIST PRICE: \$750,000**

### INVESTMENT HIGHLIGHTS

- 2 Site Self Storage Portfolio
- 95% Current Occupancy
- Serves Downtown Omak & Okanogan
- Steel/wood Framed Buildings
- Gravel Drive Aisles
- Large Gated Access (Entry/Exit)
- Perimeter Fencing
- Storage rental demand is high in the Omak market
- Located in a high-traffic visible area
- Low Maintenance

### PROPERTY DETAILS

Rentable SF: 13,332

Acres: .78+/-

Year Built: 2016 (Omak); 1972/1980 (Okanogan)

Number of Units: 94

Unit Occupancy: 795%

