

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## University District Express Storage

905 E 3<sup>rd</sup> Avenue  
Spokane, WA 99201

Presented by:

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**LIST PRICE: \$1,900,000**

### INVESTMENT HIGHLIGHTS

- 12,048 NRSF Interior Climate Controlled Storage
- 135 units (5x5 to 15x16) including a rental office (25,585 SF)
- 17 outdoor parking stalls contained within an 8,500 SF fenced lot
- Currently 70% occupied
- All new interior/exterior cosmetic repairs, upgraded lighting, Janus doors, fresh paint
- There are no major competitors to the south of the facility (approximately 3 miles)
- Zoning is General Commercial-150 (City of Spokane)
- Located in an area of high growth and traffic counts; nearby to the campuses of Washington State University, Eastern Washington University, and Gonzaga
- (4) Tax Parcel(s)
- 18,731 SF vacant land for expansion
- New owner can capitalize on the underserved South Hill market
- Owner financing available

### PROPERTY DETAILS

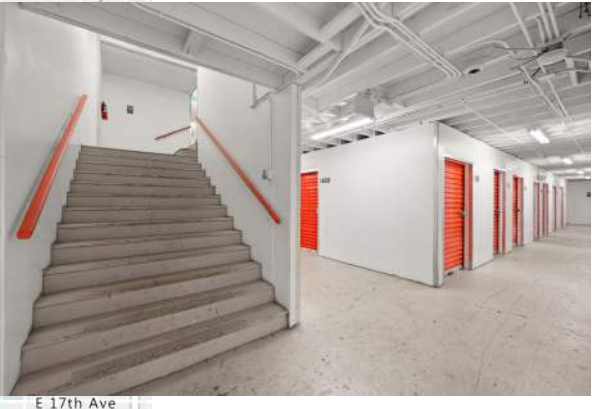
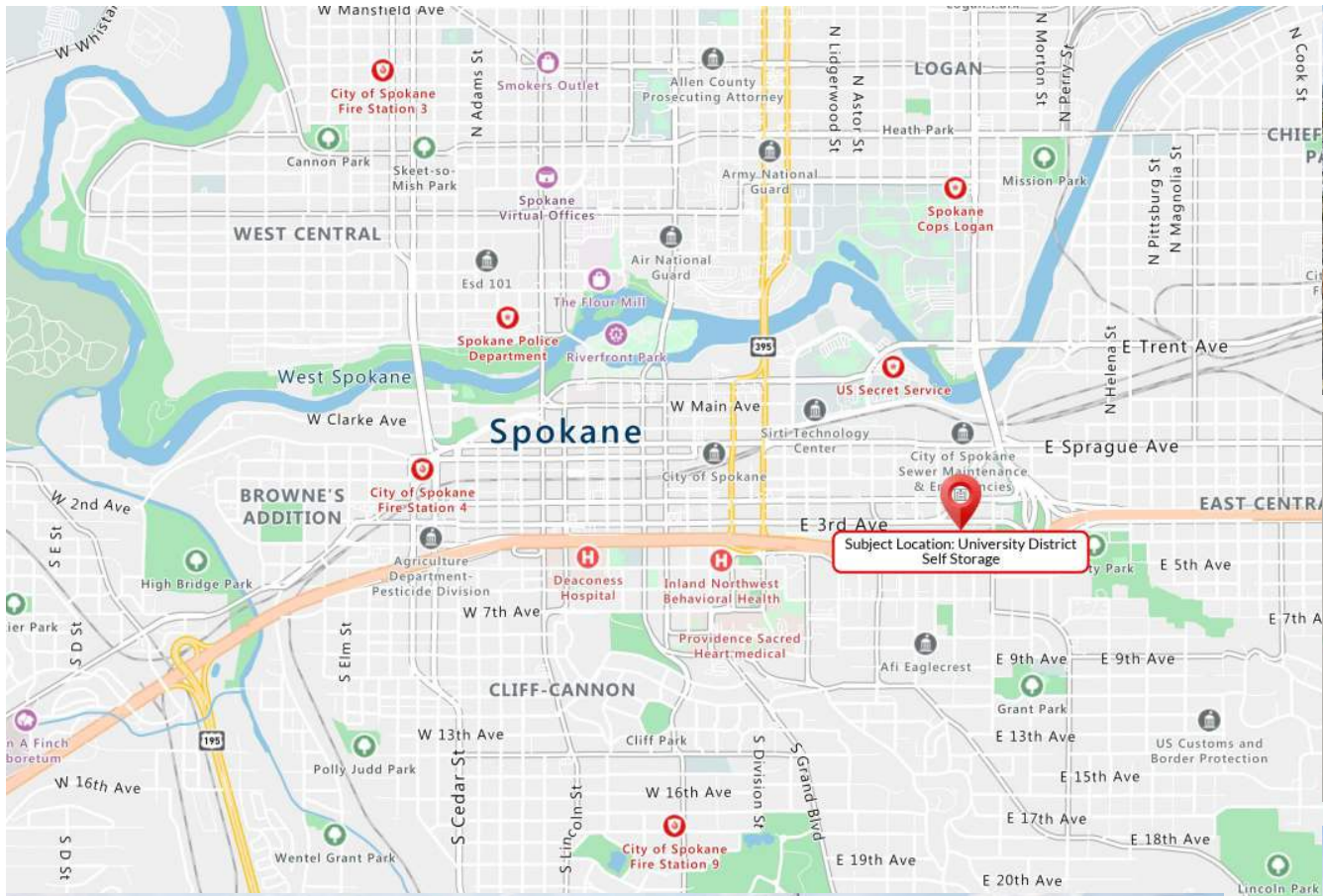
**Rentable SF:** 20,548 = 12,048 Interior, 8500 Exterior Parking

**Acres:** 1.19

**Year Built:** 1990 (renovation/expansion in 2022)

**Number of Units:** 152 = 135 Interior, 17 Exterior

**Unit Occupancy:** 70%



Argus Self Storage Advisors and American Real Estate Associates have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.