

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

All County Mini Storage

240 Tule Creek Road
Hayfork, CA 96041

Presented by:

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LIST PRICE: \$410,000

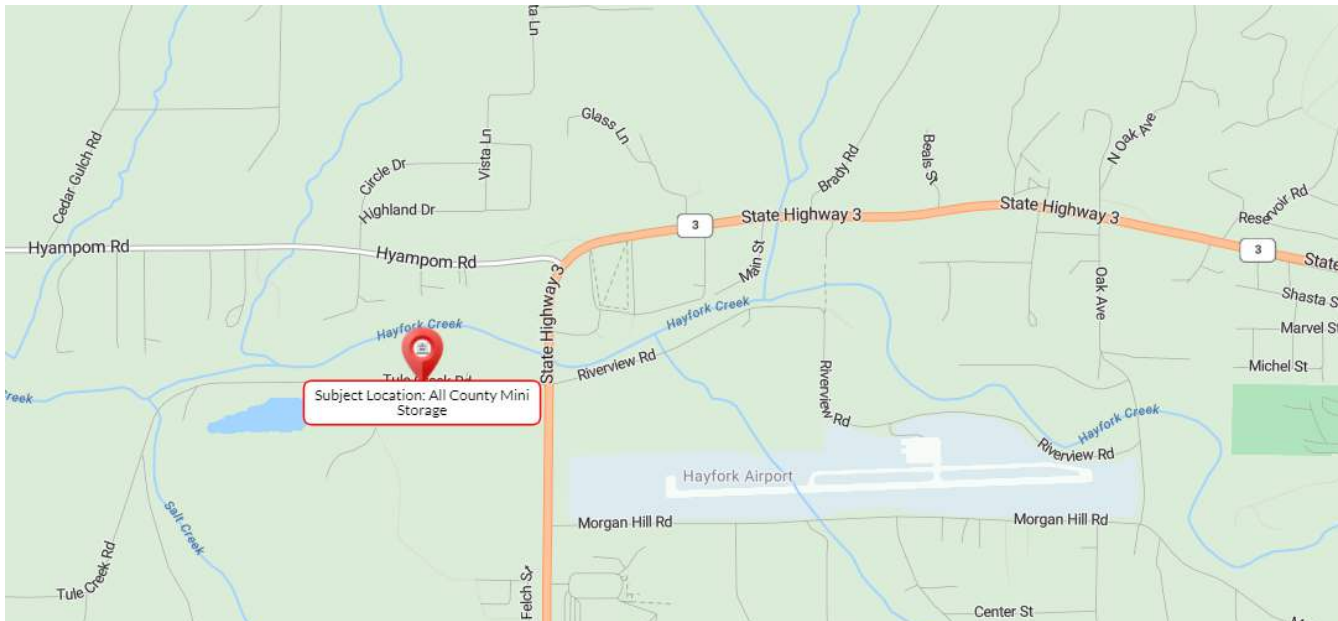
INVESTMENT HIGHLIGHTS

- Built in 2015, 30 Spacious 10x20 units
- Situated on 3 Acres of flat buildable land zoned General Commercial (C2)
- Fully fenced and secured with keypad entry and AI Cameras
- +/- 2000 SF Barn separately fenced and with its own entrance, generating income
- Close proximity to recreational areas (Trinity Lake, Trinity River, Whiskeytown Lake and Shasta Trinity National Recreation Area)

PROPERTY DETAILS

| | |
|--------------------|-------|
| Total Rentable SF: | 8,000 |
| Number of Units: | 30 |
| Acreage: | 3 |
| Occupancy: | 73% |





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