

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Boulder Storage Solutions



3749 W. Seltice Way  
Post Falls, ID 83854

Presented by:

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**LIST PRICE: Call Broker for Price**

### INVESTMENT HIGHLIGHTS

- 76% Current Occupancy
- Serves Post Falls, Stateline and Hauser Lake
- Steel Framed Buildings/Asphalt Drive Aisles
- Large Gated Access (Entry/Exit)
- Perimeter Fencing
- +/- 2.0 Acres TO EXPAND
- 37,450 NRSF Currently (258 Units)

### PROPERTY DETAILS

Rentable SF:	37,450
Acres:	4.84
Number of Units:	212 + 46 parking
Physical Occ:	76%



