

# Self Storage Investment Opportunity



## ELITE Storage

2548 E. Isaacs Ave.  
Walla Walla, WA

**LIST PRICE: \$7,500,000**

### INVESTMENT HIGHLIGHTS

- Avg Rent/SF \$1.06/SF
- Secure Gated Hydraulic Lift Access
- Steel Framed with Concrete Drive aisles
- Newly Built, Opened Aug 2023
- Can add Tenant Insurance/Truck/Retail
- 3rd Party Professional Management In Place
- 3 Mile Avg Household Income = \$80,302
- 3 Mile Population = 36,378
- Seller will guarantee rent of \$660,000 for 1 year (can be purchased at a lower price without rent guarantee)

### PROPERTY HIGHLIGHTS

**RSF:** 66,075  
**Units:** 463  
**Acres:** +/- 3.29  
**Occupancy:** 36%

Presented by:

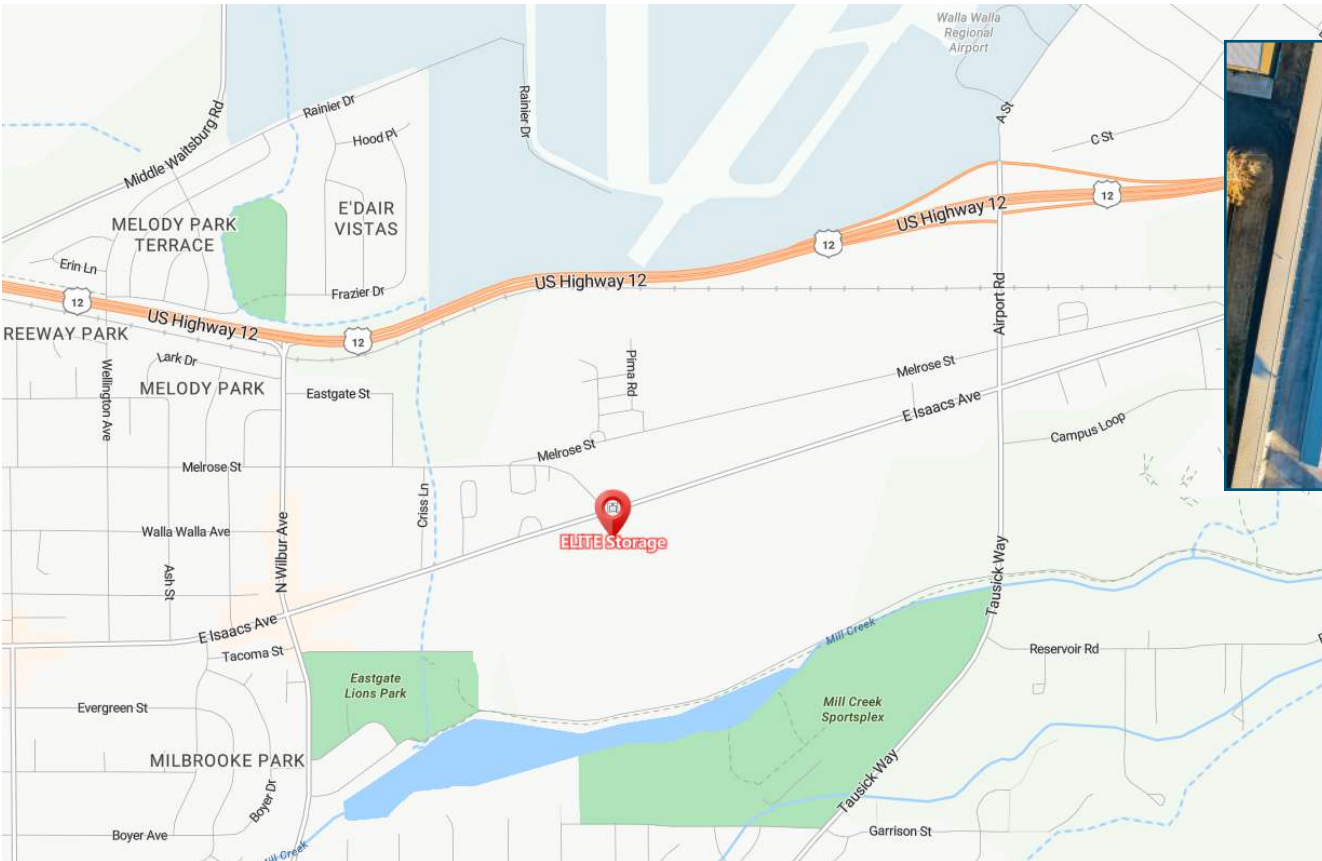
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