

# Self Storage Investment Opportunity



## Tri City Storage—Idaho



475 West 100 South  
Paul, ID 83347

**LIST PRICE: \$1,100,000**

## INVESTMENT HIGHLIGHTS

- Upside! Facility is currently significantly below market rents with room to grow occupancy, plus expansion land, can 2x your investment
- Priced at \$65/SF, well below construction cost
- Full fenced facility with security cameras, website and storage software
- Room to expand, add more enclosed units or covered canopy RV on the 5+ acres
- Recently built, still in lease-up, gives new owner the opportunity to benefit from the potential of this facility

## PROPERTY HIGHLIGHTS

Storage RSF	17,000
Canopy RSF:	<u>56,080</u>
	73,080
Units:	186
Acres:	5.54
Built:	2022-2023



Presented by:

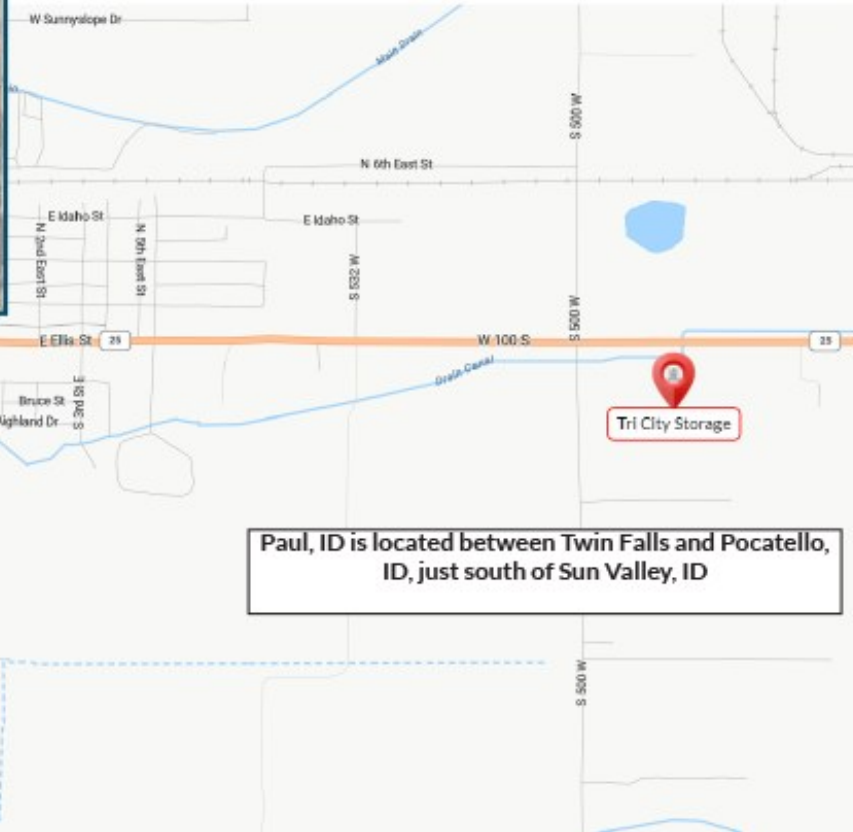
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Paul, ID is located between Twin Falls and Pocatello, ID, just south of Sun Valley, ID

