

Self Storage Investment Opportunity



Tri City Storage—Idaho



475 West 100 South
Paul, ID 83347

Presented by:

RYAN LAYTON

American Real Estate Associates

509-435-2424

rlayton@areanw.com



LIST PRICE: \$1,400,000

INVESTMENT HIGHLIGHTS

- Upside! Facility is currently significantly below market rents with room to grow occupancy, plus expansion land, can 2x your investment
- Priced at \$23/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



