

# Self Storage Investment Opportunity



## The Corner Storage

2995 Highway 66  
Ashland, OR 97520

**LIST PRICE: \$2,750,000**

### INVESTMENT HIGHLIGHTS

- **One-of-a-Kind** asset that's anchored by its exceptional location, visibility, and access
- **Turn-key facility** - property is in great condition and comes nearly 100% occupied
- **Significant upside**—top-line revenue and NOI can be increased—current rates are well-below the market
- Property sits on prominent corner of Hwy 66 and Dead Indian Memorial Rd
- Expansion potential

### PROPERTY DETAILS

Gross SF:	+/-20,860
Number of Units:	129 storage, 37 parking, 9 office suites, 7 warehouse/shops
Year Built:	1978
Acres:	2.36
Physical Occupancy:	97.8%
Economic Occupancy:	79.4%



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