

Self Storage Investment Opportunity



The Corner Storage

2995 Highway 66
Ashland, OR 97520

LIST PRICE: \$2,850,000

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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