Self Storage Investment Opportunity



The Corner Storage

2995 Highway 66 Ashland, OR 97520

Presented by:

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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%





Argus Self Storage Advisors and Merit Commercial Real Estate have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.