

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

529 Self Storage

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521 S. Wenatchee Ave.
Wenatchee, WA 98801

Presented by:

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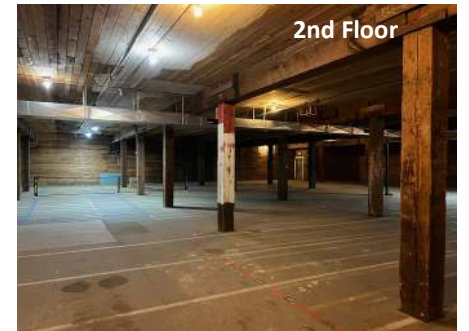
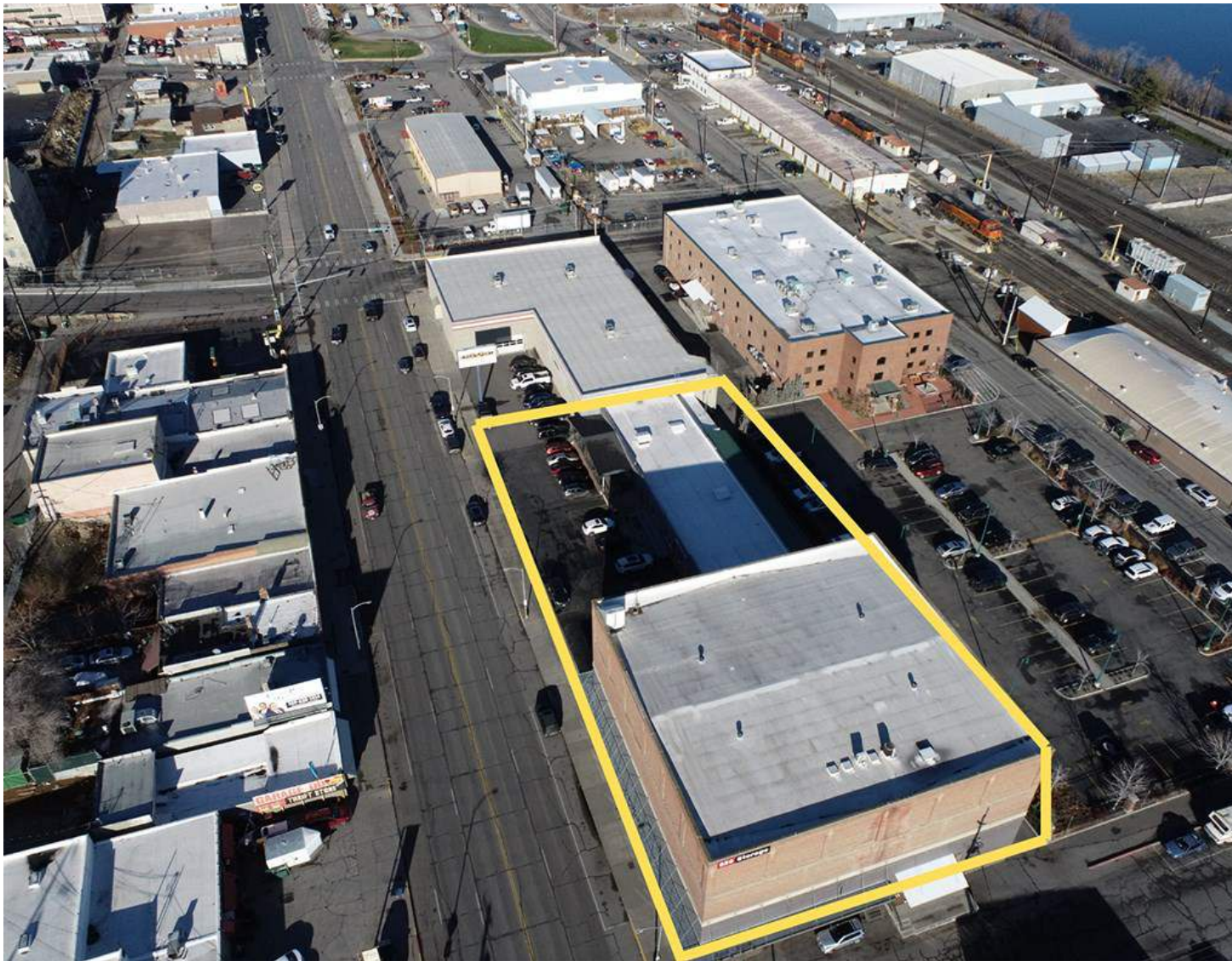
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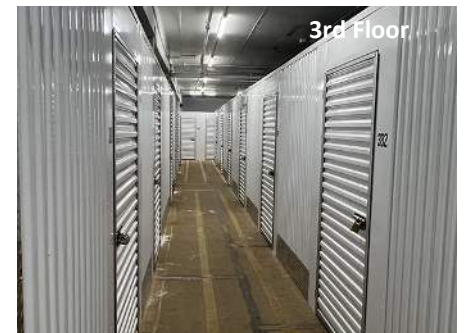
LIST PRICE: \$4,950,000

INVESTMENT HIGHLIGHTS

- Located in Downtown Wenatchee, WA, a vastly growing area with strong demographics
- Fully remodeled 4-story building
- 236 storage units
- Storage - 68% physical occupancy
- (7) Retail Spaces - 100% occupied
- 21,144 SF of existing self storage NRSF
- 20,000 SF of expansion self storage NRSF
- 12,094 SF of retail space-100% occupied
- 1st floor fully remodeled (5) retail spaces-100% occupied
- 2nd and 4th floor ready for expansion (approx. 10,000 SF per floor)
- 3rd floor completely remodeled with new Janus hallway system
- 4-story cargo/passenger elevator (fully graded and certified)
- Fenced with full security camera system and building alarms
- Parking area in front
- Loading bay and pin code/gated alley access
- Over \$600,000 Gross Potential Income
- .77 acre
- Seller Financing Available! (30% down | 5.5% interest rate | 36 mo. I/O | 25 yr. amort. yr 4 & 5 | 60 mo. balloon)



2nd Floor



3rd Floor



Basement

