

# Self Storage Investment Opportunity



**Block Self Storage**



12310 W. 12th Avenue  
Airway Heights, WA 99001

**LIST PRICE: \$1,900,000**

## INVESTMENT HIGHLIGHTS

- 20,000 NRSF
- All units drive up 10x20s plus 14 parking spaces
- Fully fenced facility
- Secure gated access, camera system
- Clean, wide asphalt drive aisles
- Contact-free move-ins
- Tenant insurance in place
- Location near new housing apartments
- Vast job market across multiple industries

## PROPERTY HIGHLIGHTS

<b>RSF:</b>	20,000+/-
<b>Units:</b>	100
<b>Physical Occ.:</b>	82%
<b>Economic Occ.:</b>	82%

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