

Self Storage Investment Opportunity



Rodeo City Self Storage



1304 W. University Way
Ellensburg, WA 98926

LIST PRICE: \$3,350,000

(SELLER FINANCING AVAILABLE)

INVESTMENT HIGHLIGHTS

- Stabilized facility in a down rental market.
- Ability to increase rents with physical occupancy at 95%
- High rent per square foot market
- Ability to streamline operations with remote management

PROPERTY DETAILS

RSF: 18,058
Units: 189
Built: 2004
Acres: 1.24
Phys. Occ: 95%



Presented by:

RYAN LAYTON & GREG MEAGER

American Real Estate Associates

509-435-2424 / rlayton@areanw.com

509-795-4431 / greg@areanw.com



