

Self Storage Investment Opportunity



Long Dog Storage



4157 W. Grange Ave.
Post Falls, ID 83854

LIST PRICE: \$8,500,000

INVESTMENT HIGHLIGHTS

- Premium Boat/RV facility in CDA/Post Falls market
- **Seller to provide up to (1) year rent guarantee +\$735,000**
- 183 units at 74% physical occupancy
- Warehouse 3,000 SF / on-site office 900 SF

PROPERTY DETAILS

RSF: 97,286
Units: 183
Built: 2020, 2022, 2023
Acres: 5.5
Phys. Occ: 74%



Presented by:

RYAN LAYTON & GREG MEAGER

American Real Estate Associates
509-435-2424 / rlayton@areanw.com
509-795-4431 / greg@areanw.com



