

97 North Storage

4851 US-97, Klamath Falls, OR 97601

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

PRESENTED BY

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LIST PRICE: \$1,500,000

INVESTMENT HIGHLIGHTS

- Well-maintained facility benefiting from convenient highway access and strong visibility
- Exceptional location with strong traffic counts of ~8,818 vpd and easy left/right access directly from the main thoroughfare of Hwy 97
- Consisting of three total buildings and a gravel yard for RV storage spaces on the excess land area, the property enjoys the winning combination of ease of access and the right unit mix for today's tenant pool (72 conventional storage units, 25 climate controlled units, several 12x20 outdoor parking/storage spaces, and 2 single-family homes)
- Turn-key facility - property has extensive security, modern software and management systems, and newer, well-designed infrastructure

PROPERTY DETAILS

Storage RSF:	14,200
Storage Units:	97
Parking Units:	18
Occupancy:	91.75%

