

Self Storage Investment Opportunity



A + Storage

25658 Redwood Highway
Cave Junction, OR 97523

Presented by:

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Merit Commercial Real Estate

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LIST PRICE: \$3,200,000

INVESTMENT HIGHLIGHTS

- Extremely High Visibility - The Property fronts Redwood Highway, a major roadway in Cave Junction and the Southern Oregon region, connecting Oregon and California
- One-of-a-Kind Asset - Exceptional location, visibility, and access, with multiple revenue drivers, diverse unit mix and stable income. A + Storage is one of only two storage facilities in Cave Junction
- Significant Upside - A new operator may be able to significantly increase the both top - line revenue as well as NOI

PROPERTY DETAILS

Gross SF:	28,000
Number of Units:	245
Year Built:	1997 & 2004
Acres:	1.74





Manager's Office



Automatic Gate



Wood-Frame Storage Units



Metal-Frame Storage Units

