

Dream Storage Portfolio

Oroville & Tonasket | Washington State

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE PORTFOLIO OPPORTUNITY

PRESENTED BY

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LIST PRICE: \$3,650,000

INVESTMENT HIGHLIGHTS

- **Market Dominance:** Own (3) of the (4) storage facilities in a market.
- **Strong Local Reputation:** Clean units, seamless technology integration, and dependable service.
- **Outside Covered Parking:** Outdoor covered RV / Boat parking adjacent to locally frequented Osoyoos Lake.
- **Low Per Capita SF:** Less than 8 SF per Capita, allowing for expansion opportunity.
- **3 Rental Homes:** Stable cash flow and on-site presence.
- **Seller Financing Available to Qualified Buyer** (Up to \$1.3M, Rate (%) & Term TBD)

PROPERTY DETAILS

NRSF:	64,815
Units:	319
Built:	'94, '10, 17
Acreage:	8.02

