

Jolain's All Secure Storage

2-Property Portfolio | Ephrata, WA

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

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LIST PRICE: \$7,250,000

INVESTMENT HIGHLIGHTS

- **TWO SEPARATE LOCATIONS** currently 98% occupied and includes an additional +/- 5 acres of expansion land.
- **PRICED BELOW REPLACEMENT COST** at \$74/RSF of enclosed storage consisting of 53,080 RSF of steel buildings, 44,235 RSF of wood framed and steel wrapped. Drive isles are all asphalt with pin pad gated access.
- **CURRENT RENTS** are at .40/RSF in a .61/RSF market. Nearest competitor is at .58/RSF. Jolain's All Secure Self Storage is the best built storage facility in a 10 mile radius.
- **SELLER FINANCING AVAILABLE** in a tough lending environment. Terms Negotiable
- **ADDITIONAL INCOME INCLUDES** 2 billboard signs, a 1,500 SF apartment at the Orchard Ave location and a 4,200 SF home at the Basin Street location.

PROPERTY DETAILS

Rentable Square Feet:	140,982
Total Units:	450
Acreage:	1.72 acre (Basin St.) + 10.91 acres (Orchard Ave.)
Land For Expansion:	+/- 5 Acres

