



America's Premier Self Storage Brokers



**A&B Mini Storage**  
4428 Williams Valley Rd.  
Clayton, WA 99110

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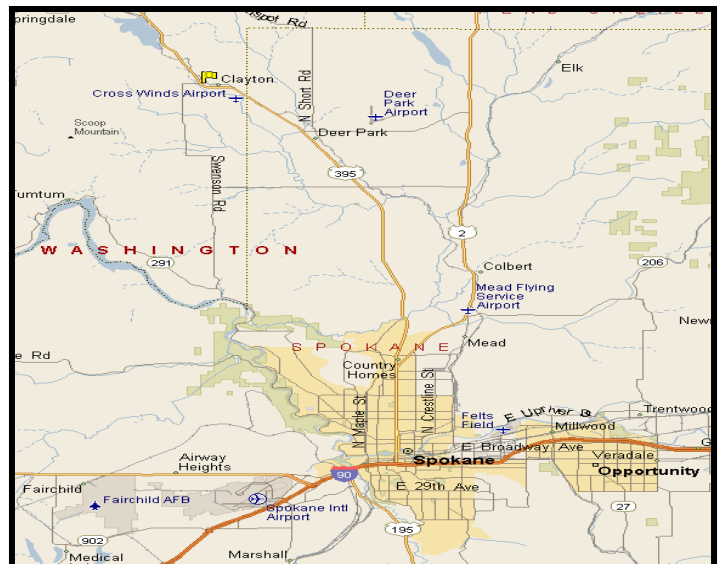
**SALIENT DATA**

<b>Price:</b>	<b>\$625,000</b>
<b>Rentable Square Feet:</b>	<b>14,300</b>
<b>Land for Expansion:</b>	<b>Yes, 2 acres (approx)</b>
<b>Total Land Area:</b>	<b>4.33+/- Acres</b>
<b>Total Units:</b>	<b>82 units</b> <b>50 boat/rv spaces</b>
<b>Unit Occupancy:</b>	<b>70.8%</b>
<b>Year Built:</b>	<b>1983</b>

- Inclusive to the property is a one bed/ one bath home
- Additional +/- 1,000 SF retail space
- +/- 2 acres of internal acreage for future expansion
- Upside potential for Boat/RV storage
- stable facility with a long history of high occupancy levels
- Rents are periodically raised throughout the year

**INVESTMENT SUMMARY**

<b>Gross Income:</b>	<b>\$66,360</b>
<b>Operating Expenses:</b>	<b>(\$13,306)</b>
<b>Net Operating Income:</b>	<b>\$53,054</b>



This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.