Self Storage Investment Opportunity



Wall Street Storage

124 South Wall Street Spokane, WA 99201

Presented by:

RYAN LAYTON

American Real Estate Associates 509-435-2424 rlayton@areanw.com

GREG MEAGER

American Real Estate Associates 509-795-4431 greg@areanw.com

LIST PRICE: Call for Offers Due July 12, 2022

INVESTMENT HIGHLIGHTS

- Completed in 2021, brand new units
- (1) of only (2) self storage facilities serving the Downtown core
- The location serves Downtown and South Hill Market
- High efficiency new elevator system installed
- Well lit, secure access
- Height of building allows for freeway exposure/signage
- Zero competition for 57 blocks to the south
- Room to expand on 2nd floor & basement (~9,000 SF)
- Storage rental demand is high in the Spokane market
- Capture all of the Downtown business storage market
- Rent velocity is averaging 12.5% per month
- Opportunity to employ tenant insurance program

PROPERTY DETAILS

Rentable SF: 41,608 storage + 10,900 office/storage

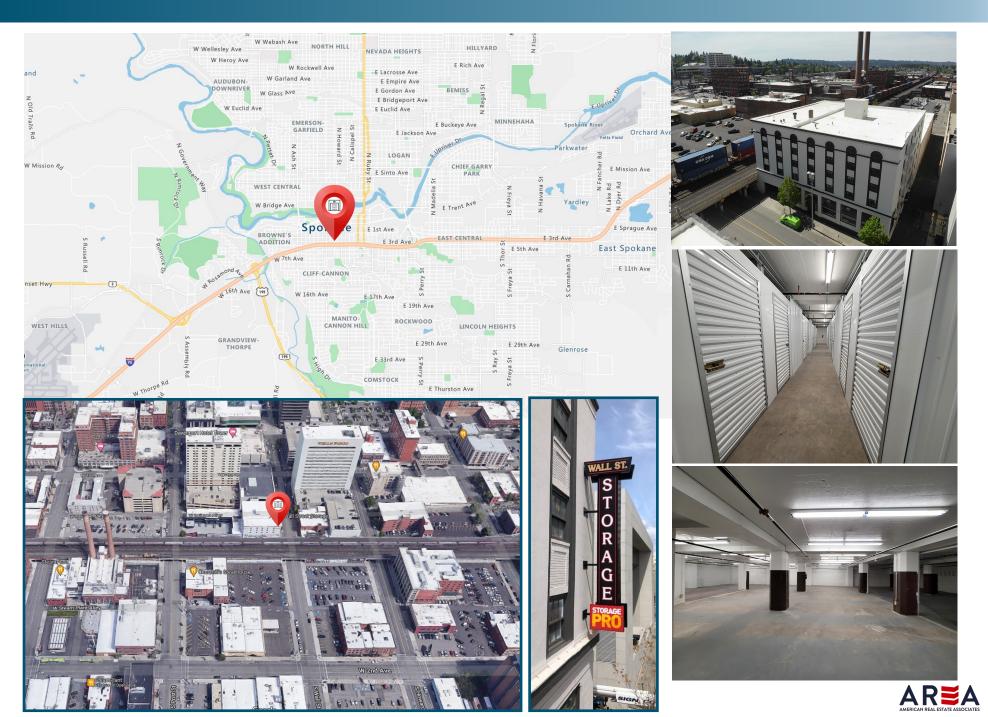
Gross SF: 74,584

Acres: 0.27 (+/- 11,761 SF)

Year Built: 1911; 2021 fully remodeled

Number of Units: 410 storage + 2 office + 1 bulk basement space

Occupancy: 53%



Argus Self Storage Advisors and American Real Estate Associates have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.