

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Wall Street Storage

124 South Wall Street  
Spokane, WA 99201

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**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%



