

**For Sale
Stor-A-Way
Self Storage and
Industrial Park**



24808 E. Wellesley Avenue

Otis Orchards, Washington 99027

Property Description:

- **Land Size: 8.51 acres**
- **Buildings and Outside Storage**
- **27 Buildings**
- **267 Enclosed Units**
- **51 Carports**
- **44 Outside Parking**
- **5 Industrial Buildings**
- **Mobile Home and Freestanding Office**
- **Onsite Managers**

- **Parcel ID #:** 55021.0171
- **Legal Description:** 02-25-45 EAST FARM IRR TRS, PLAT 1 TR 1 & B OF SP91-724 AUDITORS #9204100340, BNG A PTN OF BLK 22, EXC THE W 200 FT OF THE N 220FT OF TR A
- **Zoning:** County – Regional Commercial

Sale Price: \$5,895,000.00

Shown by Appointment only. Please do not disturb the tenants or managers

Jim Koon, Managing Broker

(208) 665-6475 or (208) 640-9470

jim@cdabroker.com

Black Commercial, Inc
105 N. 1st Street, Suite 300
Coeur d'Alene, Idaho 83814
www.cdabroker.com

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Location

Stor-A-Way Self Storage is located at 24808 E. Wellesley in Otis Orchards, WA. Serving the communities of Liberty Lake, Newman Lake, Otis Orchards, Greenacres, Post Falls and Spokane Valley areas. Providing clean, ready-to-rent units. All units are non-smoking, clean and dry, with tall ceilings to maximize storage space. The facility has wide aisles for easy access to your unit, Nine storage unit sizes and both outside and covered carport parking for boat, vehicle, and RV storage.

Directions:

Situated in rural Otis Orchards, centrally located just a few minutes from either Idaho or Spokane Valley. From I-90 Eastbound, take exit 296 towards Liberty Lake, turn left onto N Liberty Lake Rd, at the traffic circle, take the 1st exit onto N Harvard Rd, continue straight 1.5 miles and then turn right onto E Wellesley Ave. We are 2 miles after the turn on Wellesley, on the Right side. From I-90 Westbound, Take exit 299 toward State Line, turn right onto Spokane Bridge Rd, turn right onto E Appleway Ave, turn left onto E Wellesley Ave and our facility is located 1.3 miles on the Left side.

Security Features

- *Digital Camera Surveillance System
- *Recorded Camera Surveillance
- *Fully Enclosed and Gated
- *Gate Access with Personal Access Code
- *Onsite resident managers
- *Bright Security Lighting

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Projected Income Information

Projected Annual Gross Income	\$589,380
Vacancy Factor 5%	(\$29,469)
Projected Annual Income	\$559,911
Total Projected Expenses	(\$191,195)
Projected Net Annual Income	\$368,716

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Size and Rate Report

Size Description	Standard Rate	Standard Deposit	Total Units	Area	Total Area
Back Storage Lot	\$300.00	\$100.00	0	0	0
5 x 6	\$45.00	\$25.00	9	30	270
5 x 12	\$55.00	\$25.00	42	60	2,520
8 x 10	\$65.00	\$25.00	10	80	800
10 x 12	\$85.00	\$25.00	62	120	7,440
10 x 20	\$120.00	\$25.00	30	200	6,000
10 x 24	\$130.00	\$25.00	76	240	18,240
12 x 30	\$195.00	\$25.00	23	360	8,280
12 x 36 Carport	\$140.00	\$0.00	46	432	19,872
12 x 40	\$255.00	\$25.00	16	480	7,680
12 x 45	\$300.00	\$25.00	5	540	2,700
Outside Parking	\$65.00	\$0.00	43	0	0
Gallion Granite	\$2,750.00	\$0.00	2	0	0
PCI Crane	\$1,400.00	\$0.00	1	0	0
Flippin Auto	\$1,500.00	\$0.00	1	0	0
Shine On LLC	\$1,300.00	\$0.00	1	0	0
Totals: 16			367		73,802

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