

07-11-25



Commercial

## STOR-RITE STORAGE



7420 MILL ALLEY, KETCHIKAN

# \$2,450,000



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- 7,200 TOTAL SQUARE FEET OF STORAGE AREA.
- 37,424 SQUARE FOOT PARCEL.
- LOW HISTORICAL VACANCY.
- ATTRACTIVE MIX OF HEATED AND UNHEATED STORAGE UNITS.
- WELL MANAGED AND MAINTAINED FACILITY WITH SEVERAL DECADES OF OF CONTINUOUS OPERATION.



Gateway City Realty is pleased to present Stor-Rite Storage, a 208-unit facility with a mix of both heated and unheated storage units, located near the Mile 7.5 mark of North Tongass Highway in Ketchikan, Alaska. The owners are retiring, and this rare offering gives investors the opportunity to acquire a professionally built and managed, turnkey asset located in the high-growth Ward Cove neighborhood. The current on-site management system has integrated security, set market rents, established tenant policies, freight elevator, and minimal vacancy. Situated on a near one-acre site, the property is nearby the new Ward Cove Cruise Ship Dock facility, the Ward Cove Industrial Complex and many supporting business and government offices that creates a built-in tenant base for storage demand.

## Features:

- RECENTLY UPGRADED FREIGHT ELEVATOR.
- CISTERN WATER AND ON-SITE SEPTIC.
- BOTH HEATED AND UNHEATED UNITS.
- EXCELLENT ACCESS OFF OF NORTH TONGASS HIGHWAY.
- FULL SECURITY SYSTEM.
- FRONT OFFICE/ RECEPTION AREA.
- WELL BUILT AND MAINTAINED.
- OUTSIDE CITY-LIMITS WITH LOW PROPERTY AND SALES TAXES.
- FINANCIALS AVAILABLE WITH SIGNED NON-DISCLOSURE AGREEMENT.







AERIAL PHOTO - LOOKING EAST



OUTSIDE VIEW



SHOP AREA



1<sup>ST</sup> FLOOR OF HEATED BUILDING



AERIAL PHOTO - LOOKING SOUTH



BOILER ROOM