

FOR SALE



Sun Valley Self-Storage

10991 Roscoa Blvd., Sun Valley, CA

- First time on the market
- 20,540 SF buildings on large 1.43 acre lot (per assessor)
- Walk-up/drive-up facility at excellent inner-city location
- Adjacent to and great visibility from Golden State FWY 5
- Immediate access to Golden State Freeway
- 192 walk-up/drive-up units
- Additional income from long-term cell tower lease, RV storage
- Long term stable income, professionally managed
- FY2023 actual NOI \$396K - 5% in-place cap rate
- Great long-term investment for stable cash flow



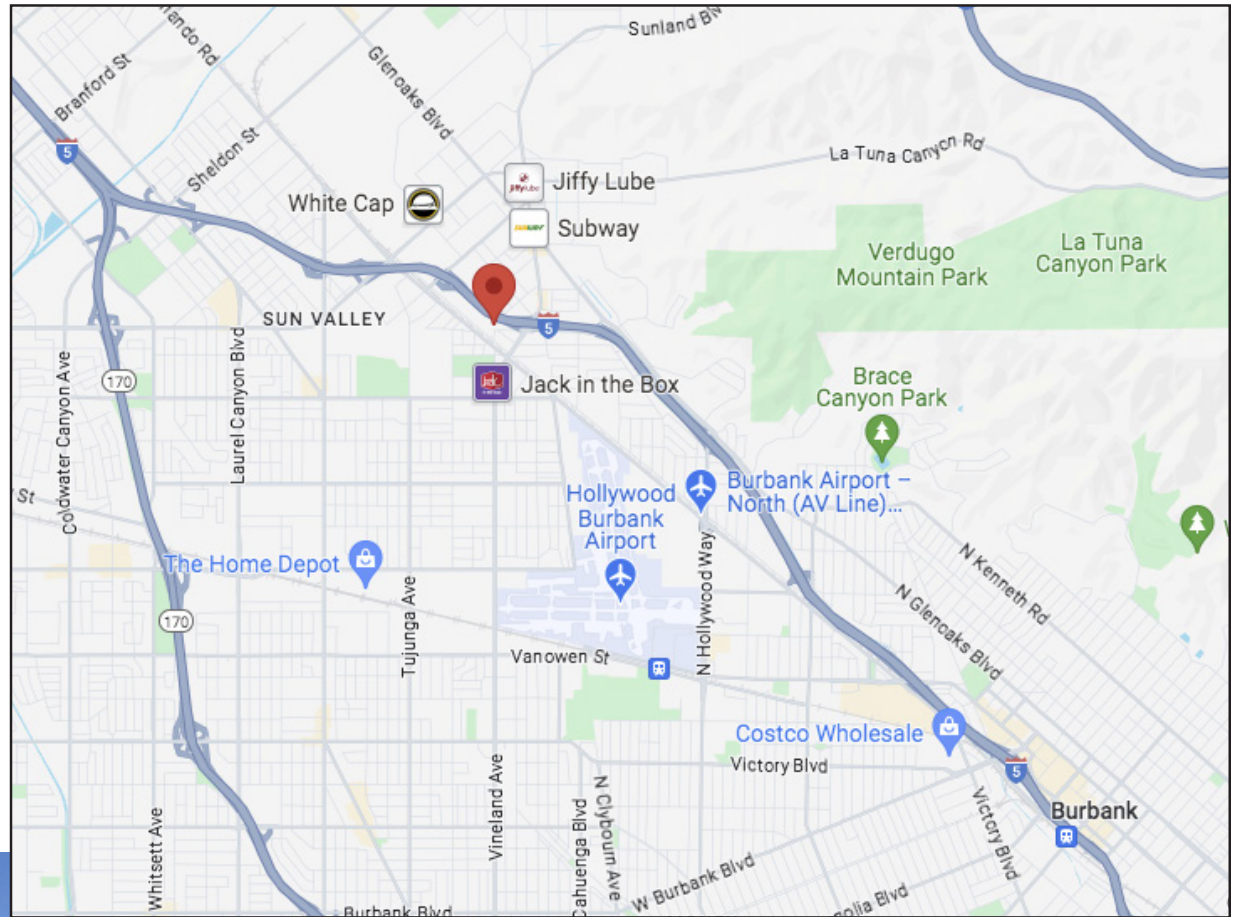
**SHINGLIAN
ASSOCIATES**

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Asking: \$7,980,000





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