



FOR SALE

North Queen Anne Infill Self-Storage

2656 15th Ave W
Seattle, WA 98119

Devin Haskell

425.417.7018

devin@srecommercial.com

Jordan Springer

206.486.3114

jordan@srecommercial.com



OFFERING

- **Rare Infill Self-Storage Opportunity – North Queen Anne / Ballard**

Mini Max offers a rare chance to acquire a well-located, multi-story self-storage facility in one of Seattle's most supply-constrained infill markets. The property includes approximately 30,359 rentable square feet across 407 units, situated on a 11,300-square-foot site just off 15th Avenue NW in the heart of Ballard's industrial corridor.

- **Core Seattle Location with High Barriers to Entry**

Positioned within the dense urban fabric of North Queen Anne, the property benefits from Seattle's limited supply of small industrial and storage-zoned parcels. Zoning restrictions, height limits, and neighborhood opposition create significant barriers to new development, supporting long-term rental stability and asset appreciation.

- **Operational Upside Through Professional Management**

The property is currently under-managed, with below-market rents, fluctuating occupancy, and minimal digital marketing. A seasoned self-storage operator can unlock meaningful revenue growth through upgraded management systems, dynamic pricing, online leasing, and integrated marketing efforts.

- **Strong Adjacent Demand and Established Submarket**

The facility sits directly next to an existing, professionally managed self-storage property, underscoring strong demand within this corridor. The immediate submarket maintains steady occupancy and rate performance, with few competing projects underway.

- **Scalable Value for Regional and National Operators**

With more than 400 units, the facility's size and layout appeal to both owner-operators and institutional groups seeking scale in urban markets. Modernizing operations and rebranding can enhance NOI and strengthen long-term disposition value.

PROPERTY SUMMARY



Address	2656 15 th Ave W. Seattle, WA 98119
Parcel Number	277060-3945
Building Size	30,359 SF
Land Size	0.26 acres (11,300 SF)
Number of Storage Units	407
Year Built	1980

Virtual
Tour



POPULATION STATISTICS		1 Mile	3 Miles
Population		28,330	239,055
Households		12,213	126,416
Median Age		35.80	35.40
Median HH Income		\$137,021	\$125,773
Population Growth ('24-'29)		1.22%	1.46%
Household Growth ('24-'29)		1.12%	1.51%

Seattle



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First Floor

The floor plan shows the following rooms and areas:

- Top Left:** A large open area (O100) and a large room (R100).
- Top Right:** A large room (R100) and a large open area (O100).
- Center:** A large central hall (N100) with several smaller rooms (N101-N112, N113-N117, N118-N122) and a kitchen (K100), bathroom (B100), storage room (S100), and laundry room (L100).
- Bottom Left:** A large open area (O100) and a large room (R100).
- Bottom Right:** A large room (R100) and a large open area (O100).

The plan is labeled 'First Floor' in the top left corner.

Second Floor

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