



## Stor-N-Lok Self-Storage

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BONNEY LAKE, WA 98391

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**NAI** Puget Sound  
Properties

# STOR-N-LOK SELF-STORAGE



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

NAI Puget Sound Properties is proud to exclusively offer for purchase the Stor-N-Lok Self-Storage located in Bonney Lake, Washington. Stor-N-Lok Self-Storage offers storage options conveniently located at the west entry to Bonney Lake and fronting Highway 410. This Bonney Lake location provides easy access to Lake Tapps, Puyallup, and Kent Valley.

Stor-N-Lok Self-Storage includes 205 self-storage units, 6 RV/Boat parking, 1 commercial office unit, and 18 mailboxes. In addition, there is an office/living unit for the resident manager. Investment and property highlights are the following:

- Stabilized Income Producing Property with Historic High Occupancy
- Drive-up Ground Level Access to All Storage Units
- Additional Income from Mailbox, RV/Boat Parking, and Office Space Rentals
- Low Maintenance Steel Roof and Siding
- Excellent Visibility and Signage along State Route Highway 410
- Good Access to Major Arterials including State Route 167, 162 and 410
- Comprehensive Security Monitoring System
- On-site Leasing Office and Resident Manager Apartment
- Excellent Demographics & Growing Surrounding Population: Average Household Income Within One, Three, and Five Miles is Above the National Average

**\$4,500,000**

**PURCHASE PRICE**

**\$282,535**

**NOI (PROJECTED 2023)**

**6.28%**

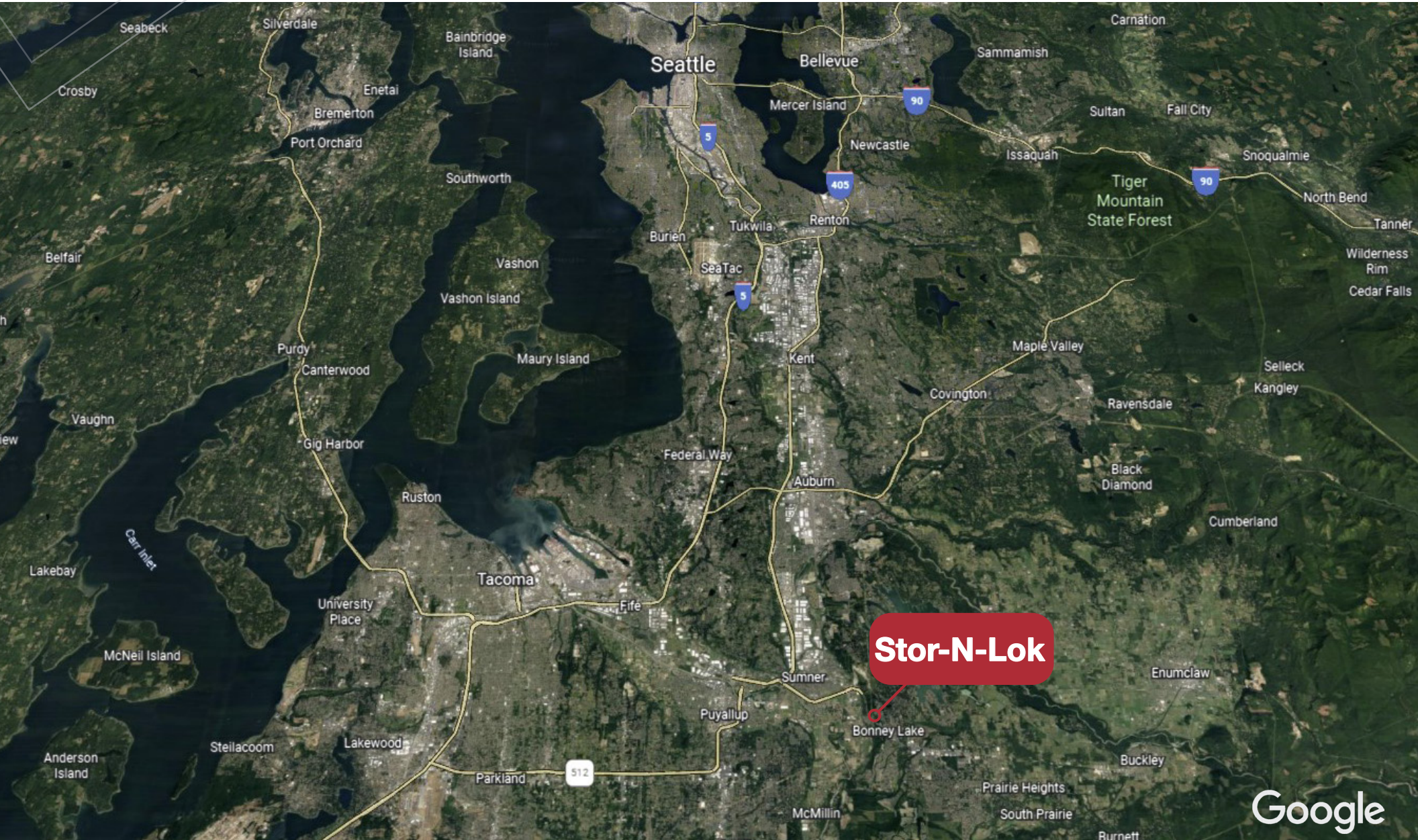
**CAP RATE**

**87%**

**OCCUPANCY**

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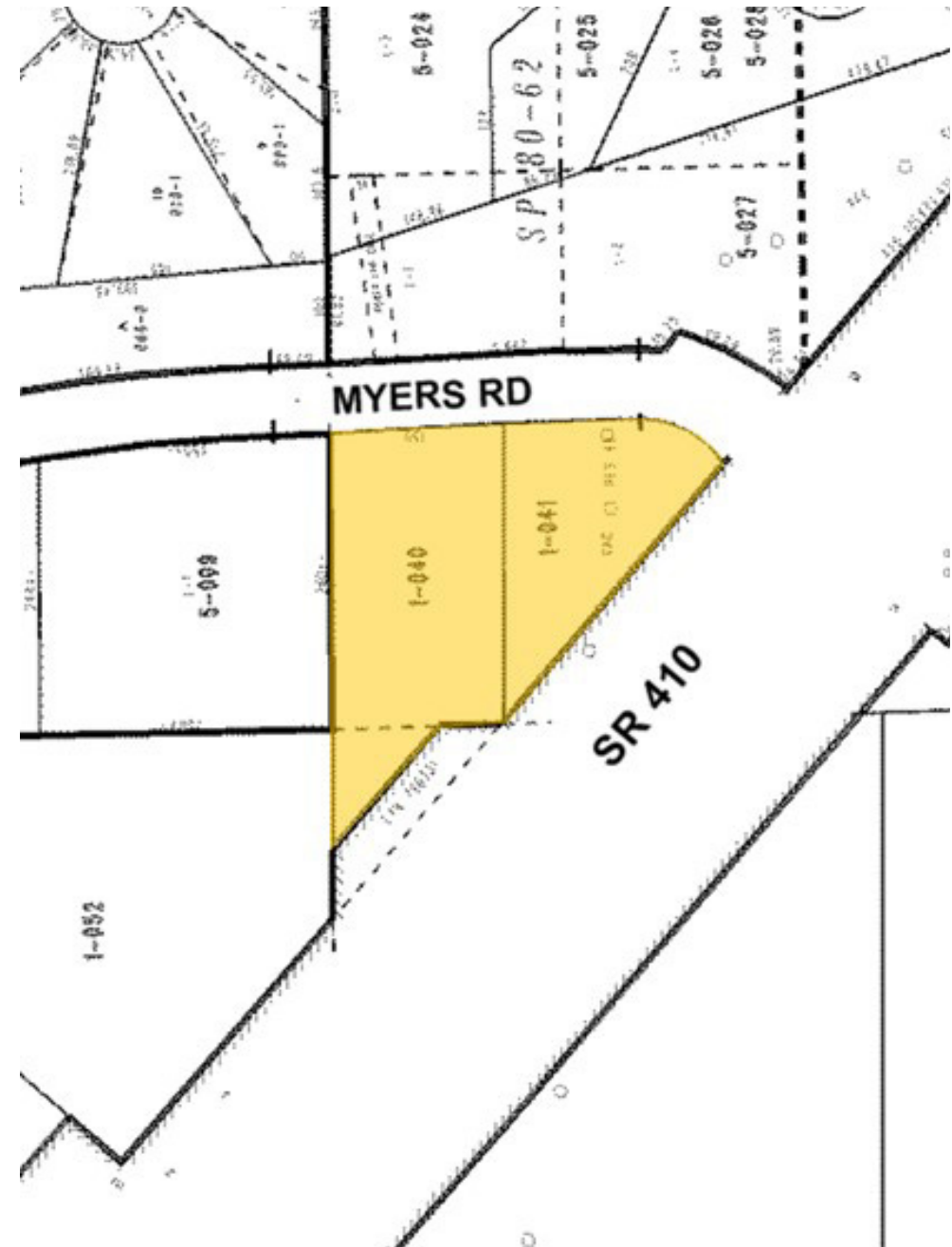
## Regional Map



Google

# STOR-N-LOK SELF-STORAGE

## Site Plan Aerial / Plat Map





1 mi

### Key Facts

6,780

Population



2,109

Households

38.2

Median Age

\$98,327

Median Disposable Income



\$114,638

Median Household Income

### Income



\$46,396

Per Capita Income



\$385,808

Median Net Worth

3 mi

53,605

Population



18,646

Households

38.4

Median Age

\$90,016

Median Disposable Income



\$107,739

Median Household Income



\$47,028

Per Capita Income



\$339,876

Median Net Worth

5 mi

131,662

Population



47,476

Households

38.3

Median Age

\$86,913

Median Disposable Income



\$105,295

Median Household Income



\$47,891

Per Capita Income



\$310,227

Median Net Worth

### **Bonney Lake Neighborhood**

Established in 1946, Bonney Lake sits between the Cascade Mountains and the Olympic Mountain range. With just a short drive through town, you will find yourself on the shore of Lake Tapps or in the river bed of the Puyallup River. Just less than an hour east during the winter months, you can find outstanding downhill skiing. This city provides breathtaking views of nature year round.

Bonney Lake has been named one of the Top Ten Washington Cities to purchase a home. It has become a great city for families and communities in Washington. Bonney Lake is divided in two by State Route 410. Providing easy access to neighboring cities. Located just a short drive from Seattle, Tacoma, and neighboring Puyallup, this city is one of the best for both big city and friendly community living.







For more information, contact:

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Bellevue | Tacoma

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