

FOR SALE

SAMUELS STORAGE

55 Samuels Road | Sandpoint, ID 83864

OFFERING PRICE | \$2,500,000

BUILDING SIZE	±17,900 SF
YEAR BUILT	2022
TOTAL OF PARCELS (4)	±9.22 AC (±401,625 SF)
PARCEL DETAILS	
PARCEL: RP59N01W298800A	±0.76 AC (±33,106 SF)
PARCEL: RP049750000010A	±3.32 AC (±144,619 SF)
PARCEL: RP049750000030A	±2.56 AC (±111,514 SF)
PARCEL: RP049750000020A	±2.58 AC (±112,385 SF)
ZONING	Commercial, Residential



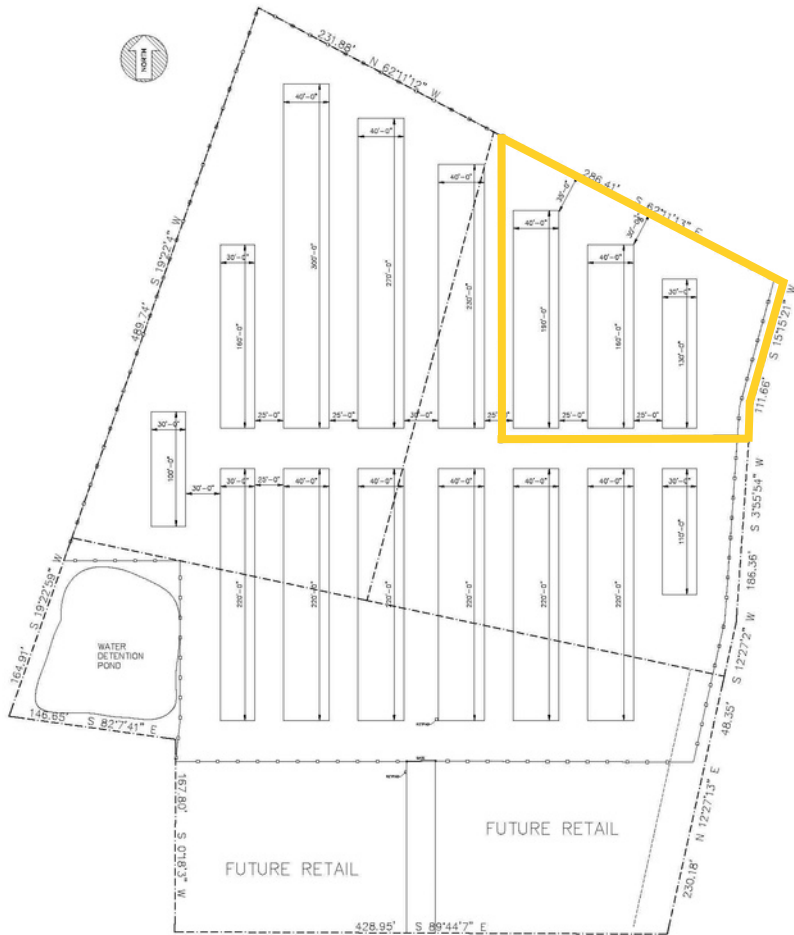
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**KIEMLE
HAGOOD**

Currently operating as Samuels Storage, this ±17,900 SF commercial property presents an established opportunity with a newer building constructed in 2022. The property consists of four total parcels with zoning that accommodates both commercial and residential uses, offering flexibility for a variety of future ownership, investment, or development strategies. With its existing storage operation and modern construction, this property provides a compelling combination of current functionality and long-term potential.



DEMOGRAPHICS	3 MI	5 MI	10 MI
EST POPULATION 2026	1,751	3,299	13,914
PROJ. POPULATION 2031	1,925	3,635	15,816
MEDIAN AGE	45.4	45.8	44.5
2026 AVERAGE HHI	\$79,055	\$89,312	\$104,902
2026 MEDIAN HHI	\$51,945	\$59,002	\$70,699



PROPERTY

- Four adjoining, commercial zoned parcels totaling 9.22 acres, all included in the sale. The parcels group into three use areas
- | Use-area | Acreage | Improvements |
|------------------------|---------|---|
| Self-storage operation | 2.58 | 104-unit facility; undeveloped land remaining on parcel |
| Duplex | 3.32 | Two-unit residential building/ undeveloped land reamining on parcel |
| Bare commercial land | 3.32 | Undeveloped |
- Zoning | Commercial (all four parcels)
 - Highway relationship | A rail corridor lies between the parcels and Highway 95. The property is visible from Highway 95 but does not have direct highway frontage or access from the highway. Access is via three encroachments on Samuels Road.

SELF-STORAGE OPERATION

- Unit mix and occupancy (as of 8/25/2026)
- | Unit type | Total units | Occupied | Street rate |
|-----------------|-------------|----------|-------------|
| 10x15 | 22 | 22 | \$95 |
| 10x20 | 70 | 68 | \$115 |
| 10x30 | 2 | 2 | \$155 |
| Outdoor (11x45) | 3 | 3 | \$50 |
| Outdoor (15x40) | 7 | 4 | \$50 |
| Total | 104 | 94 | |
- Occupancy | 90.4% physical (units), 89.0% economic, 86.9% area.
 - Rent | in-place approximately \$9,750/month; gross potential at street rates approximately \$10,950/month.
 - Economic occupancy history | approximately 16% (early 2023), 85% (year-end 2024), 86–90% (2025– 2026).
 - Management | operated on Storable Easy; W-2 property manager compensated at 10% of monthly sales (reflected in payroll below).
 - Tenant protection | program in place; facility-share income approximately \$3,300–\$3,400/year.

Revenue and net operating income (cash basis)

	2023	2024	2025	TTM (Jun '25 - May'26)
Gross revenue	\$59,795	\$110,180	\$121,449	\$124,080
Operating Expenses *	\$80,901	\$63,965	\$49,912	\$46,374
Net operating income*	(\$21,442)	\$46,215	\$71,537	\$77,706

*Net operating income is stated before debt service, depreciation, and amortization. Operating expenses include management cost. 2023 was an active lease-up year, shown for trend only.



Highway 2 & Samuels Road | $\pm 6,536$ ADT

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[VIEW LOCATION](#)



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OFFICE LOCATIONS

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1579 W Riverstone Drive, Suite 102
Coeur d'Alene, ID 83814