

# SELF STORAGE FACILITY INVESTMENT

FORTRESS STORAGE | 2194 SAND CANYON RD, CHEWELAH, WA 99109

CONTACT LISTING BROKERS FOR LEASING INFORMATION **Sale Price \$1,395,000.00**





# PROPERTY OVERVIEW

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2194 SAND CANYON RD  
CHEWELAH, WA 99109

Fortress Storage – Chewelah is a well-maintained self-storage facility totaling approximately 26,382 square feet across 182 rentable units, situated on 3.03 acres. Built in 1989, the property has been consistently maintained and upgraded over time. The facility includes a single-family residence on-site, currently utilized by the part-time manager, providing operational convenience and oversight.

Located just off U.S. Highway 395, Fortress Storage benefits from exceptional accessibility and visibility. The property serves the growing Chewelah community and surrounding rural markets that rely on convenient storage solutions for both personal and recreational use. The facility is fully fenced, includes covered and uncovered RV parking, and features an efficient drive-aisle layout.

This stabilized, income-producing asset presents an attractive opportunity for both new and experienced self-storage investors seeking a high-quality facility with expansion potential in a developing submarket of the Inland Northwest.



# PROPERTY OVERVIEW

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## PROPERTY HIGHLIGHTS

- Property Size: 3.03 Acres
- Rentable SF: ± 26,382 SF
- Rentable Units: 182
- Year Built: 1989
- Occupancy: 81%
- Included Residence: On-site single-family house with rental office
- Parking: Covered & uncovered RV parking
- Security: Fully fenced and gated facility
- Utilities: Standard site connections, city services
- Expansion Opportunity: Land area allows for future unit addition

## FINANCIAL

<b>LIST PRICE</b>	<b>\$1,395,000.00</b>
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Current Cap Rate	7.0% CAP
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Net Operating Income	\$97,028.00
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Occupancy %	81.0%
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Financials Provided	Upon Request
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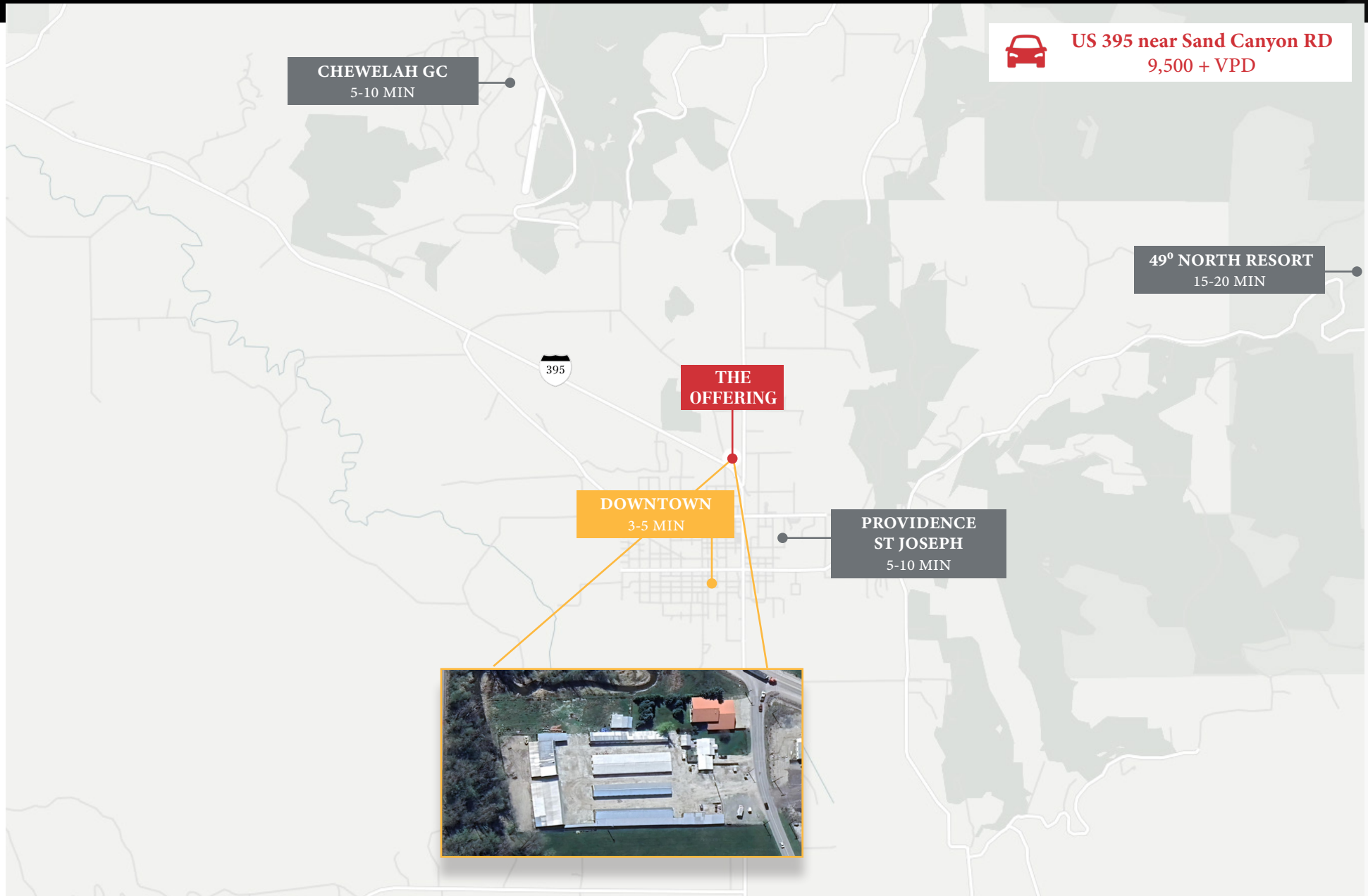
**FOR MORE INFORMATION**

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# LOCATION OVERVIEW - CHEWELAH, WA

2194 SAND CANYON RD  
CHEWELAH, WA 99109



# ADDITIONAL PHOTOS

2194 SAND CANYON RD  
CHEWELAH, WA 99109





# RETAIL MAP - SURROUNDING AREA

2194 SAND CANYON RD  
CHEWELAH, WA 99109







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