

Self Storage Investment Opportunity



ELITE Storage

2548 E. Isaacs Ave.
Walla Walla, WA

LIST PRICE: \$7,500,000

INVESTMENT HIGHLIGHTS

- Avg Rent/SF \$1.06/SF
- Secure Gated Hydraulic Lift Access
- Steel Framed with Concrete Drive aisles
- Newly Built, Opened Aug 2023
- Can add Tenant Insurance/Truck/Retail
- 3rd Party Professional Management In Place
- 3 Mile Avg Household Income = \$80,302
- 3 Mile Population = 36,378
- Seller will guarantee rent of \$660,000 for 1 year (can be purchased at a lower price without rent guarantee)

PROPERTY HIGHLIGHTS

RSF: 66,075
Units: 463
Acres: +/- 3.29
Occupancy: 36%

Presented by:

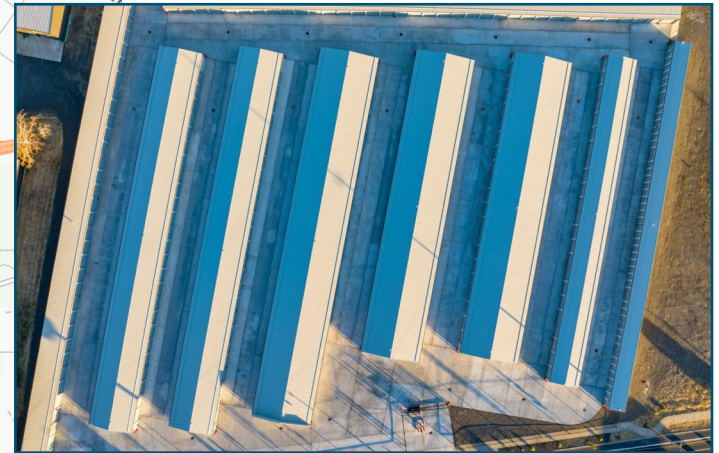
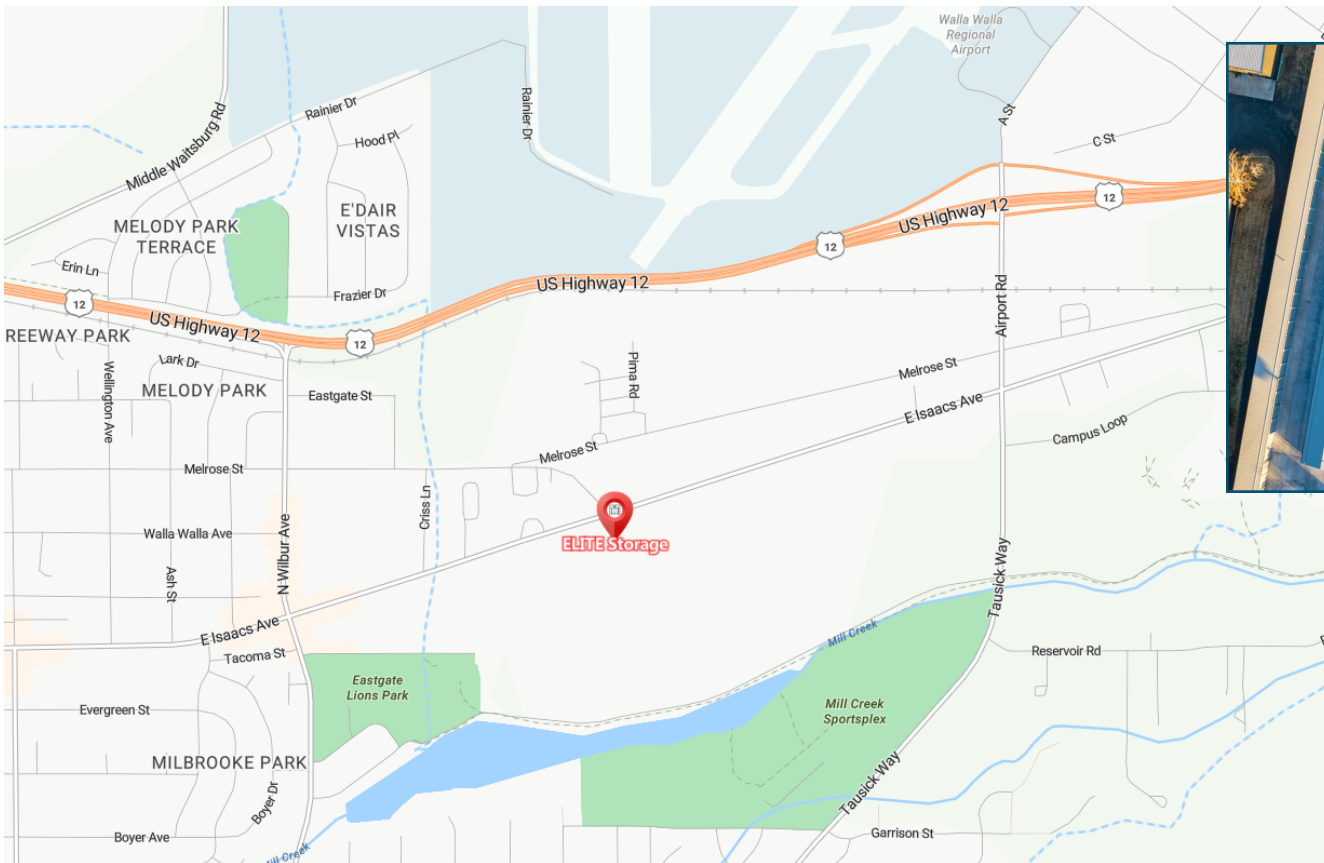
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