

STORAGE UNITS FOR SALE OR LEASE

39 Sunbridge Dr. #1 & #6 | McCall, ID 83638



EXECUTIVE SUMMARY

Lee & Associates is pleased to present two (2) premium 1,000 SF luxury storage units, ideally located just five minutes south of McCall on Highway 55. Situated on the west side of the highway, these end-cap units offer top-tier upgrades and exceptional convenience. For added versatility, the two units can be combined to create a spacious 2,000 SF drive-through storage area—perfect for easily parking boats, trailers, and more. Don't miss this opportunity to own high-end storage in a prime location!

PROPERTY HIGHLIGHTS

- » Fully upgraded - central vacuum, epoxy floors, LED lights, electric heaters and diamond plate baseboards
- » Luxury boat, RV, and powersport storage
- » Snow removal included
- » Engineered for McCall's cold winters & heavy snow
- » Security gate access & security cameras
- » Seller financing available



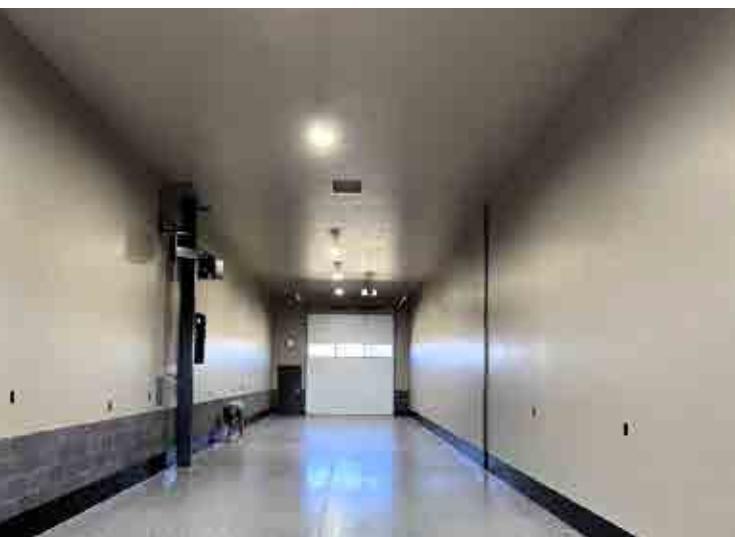
PROPERTY DETAILS

FULL SALE PRICE	\$599,900
UNIT 1:	\$299,950
UNIT 6:	\$299,950
LEASE RATE	\$2,000/unit/mo (MG)
AVAILABE SF:	2,000
UNIT 1:	1,000
UNIT 6:	1,000
YEAR BUILT:	2024
PROPOSED USE	Storage
ZONING	Special Purpose
COUNTY	Valley
PARCEL	RP007470000190



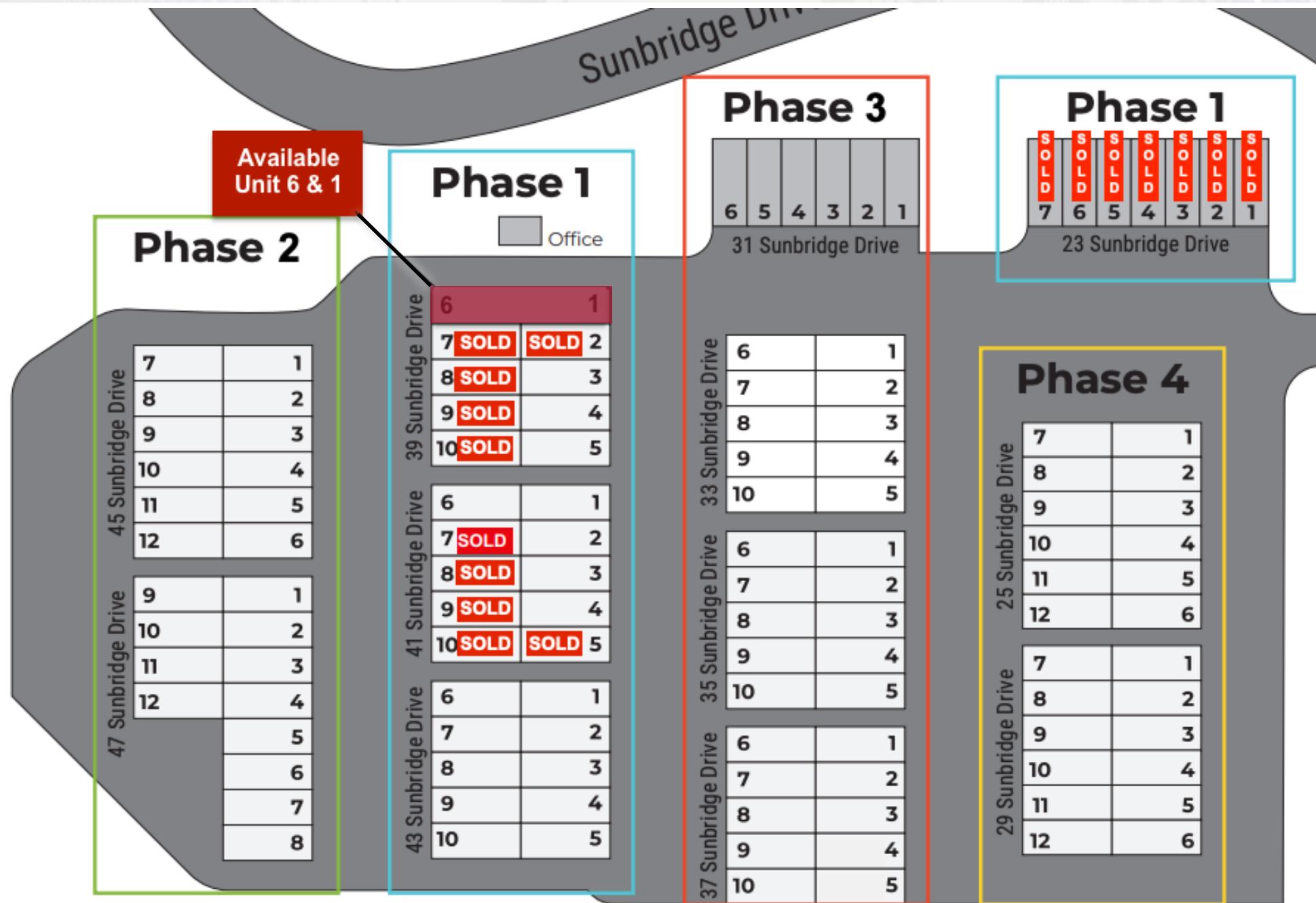


AMP ELECTRIC REZNOR HEATERS



CENTRAL VACUUM

SITE PLAN



AREA ANALYTICS

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	1,097	5,016	7,398

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$97,661	\$97,185	\$100,123

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	450	2,128	3,172

LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	471	2,428	3,647

KEY EMPLOYERS

	# OF EMPLOYEES
Shore Lodge	500+
St. Luke's McCall	180+
McCall-Donnelly School District	420+
Tamarak Food and Beverage	500+
U.S. Forest Services	450+

VALLEY COUNTY OVERVIEW



13,032

2025 POPULATION



40

2025 MEDIAN AGE



\$101,703

**2025 MEDIAN
HOUSEHOLD INCOME**



\$610,193

**2025 MEDIAN
PROPERTY VALUE**

The 2025 projected population for Valley County is 13,038. This projection assumes an annual rate of change of 1.6%, consistent with the population change from 2022 to 2023 according to the US Census Bureau's 2023 Population Estimates Program.

AREA OVERVIEW

MCCALL, IDAHO

Nestled on the southern shore of Payette Lake and surrounded by the Payette National Forest, McCall is a vibrant mountain town just two hours north of Boise. With a population of around 3,700, McCall is known for its stunning natural beauty, year-round recreation, and small-town charm. Originally a logging town, McCall has evolved into one of Idaho's premier four-season destinations. Summers are filled with lake activities, hiking in Ponderosa State Park, and downtown festivals. Winters bring deep snow, world-class skiing at Brundage Mountain, snowmobiling, and the beloved McCall Winter Carnival.

The community blends outdoor adventure with a welcoming spirit, offering boutique shopping, local dining, excellent schools, and full-service healthcare. McCall also hosts cultural and educational experiences, including the McCall Outdoor Science School and various art and music events. Whether visiting for a weekend or looking to put down roots, McCall offers an unforgettable mix of recreation, relaxation, and community.





FOR MORE INFORMATION, PLEASE CONTACT



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