

LEGACY
REAL ESTATE

FOR SALE

283 S MAIN ST. FALLS CITY, OR



JAMES HAUGE PRINCIPAL BROKER
LEGACY REAL ESTATE | JAMESH@LEGACYRE.COM | 503-877-2101



OFFER SUMMARY

\$395,000

PURCHASE PRICE



Income-generating Self-Storage Units with additional develop. opportunity on 5.5 acres.

The property currently includes 40 existing storage units recently updated with fresh paint, pressure washing, new gutters, and additional fixtures.

Approximately 2 acres are available for new construction — including a prominent ¼-acre corner site and nearly 2 acres along the side.

Zoned Commercial Industrial, this site is ideal for additional storage units, RV park spaces. A rare chance to build alongside existing income-generating property.

PROPERTY INFORMATION

Address	283 S Main St. Falls City, OR 97344-9763
County	Polk
Year Built	2007
No. Buildings	1
No. Units	40 Self-Storage Units (8'x12')
Tax Account	295473
Annual Taxes	\$1,986 (2025)
Building Sq Ft	4,050
Acres	5.53
Lot Sq Ft	240,887
Zoning	Commercial Industrial

HIGHLIGHTS

- Existing Income: 40 Storage units recently updated
- Approx. 2 acres available for new development
- Nearby RV Park
- Flexible Development Options
- High-Utility Property for investors or owner-operators





STORAGE UNIT BUILDING

25'



162'

4,050
SqFt

ACTUALS

Green Haven Storage Units

INCOME

	MONTHLY	ANNUAL
Rent	\$2,444.78	\$29,337.31
Effective Gross Rent	\$2,444.78	\$29,337.31

EXPENSES

	MONTHLY	ANNUAL
Property Taxes	\$165.51	\$1,986.16
Insurance	\$175.00	\$2,100.00
Utilities	\$30.28	\$363.34
Landscape	\$12.50	\$150.00
Security	\$14.90	\$178.80
Phone	\$10.87	\$130.46
Merchant Processing	\$54.35	\$652.17
Misc	\$27.54	\$330.46
Total Expense	\$490.95	\$5,891.39

\$23,445.⁹²

NET OPERATING INCOME

ANNUAL

5.94%
CAP RATE

PRO FORMA

Green Haven Storage Units

INCOME

	MONTHLY	ANNUAL
Rent	\$3,400.00	\$40,800.00
Vacancy (10%)	\$340.00	\$4,080.00
Effective Gross Rent	\$3,060.00	\$36,720.00

EXPENSES

	MONTHLY	ANNUAL
Property Taxes	\$165.51	\$1,986.16
Insurance	\$175.00	\$2,100.00
Utilities	\$30.28	\$363.34
Landscape	\$50.00	\$600.00
Security	\$14.90	\$178.00
Phone	\$10.87	\$130.46
Merchant Processing	\$54.35	\$652.17
Total Expense	\$500.91	\$6,010.93

\$30,709.⁰⁷

NET OPERATING INCOME

ANNUAL

7.77%
CAP RATE

CONTACT



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