



Self Storage

30455 Auberry Rd, Prather, CA 93651

RE/MAX ONE



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RE/MAX One

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Self Storage

\$3,600,000

PRATHER STORAGE & EQUIPMENT RENTAL FACILITY

Gateway to the Sierras – Hwy 168 Visibility

Property Overview

Location, Location, Location!

Strategically positioned on State Highway 168 in Prather, CA, this Storage & Equipment Rental Facility is the main gateway to Shaver Lake, Huntington Lake, China Peak Ski Resort, Edison Lake, and other Eastern Fresno County Foothill and Mountain Communities.

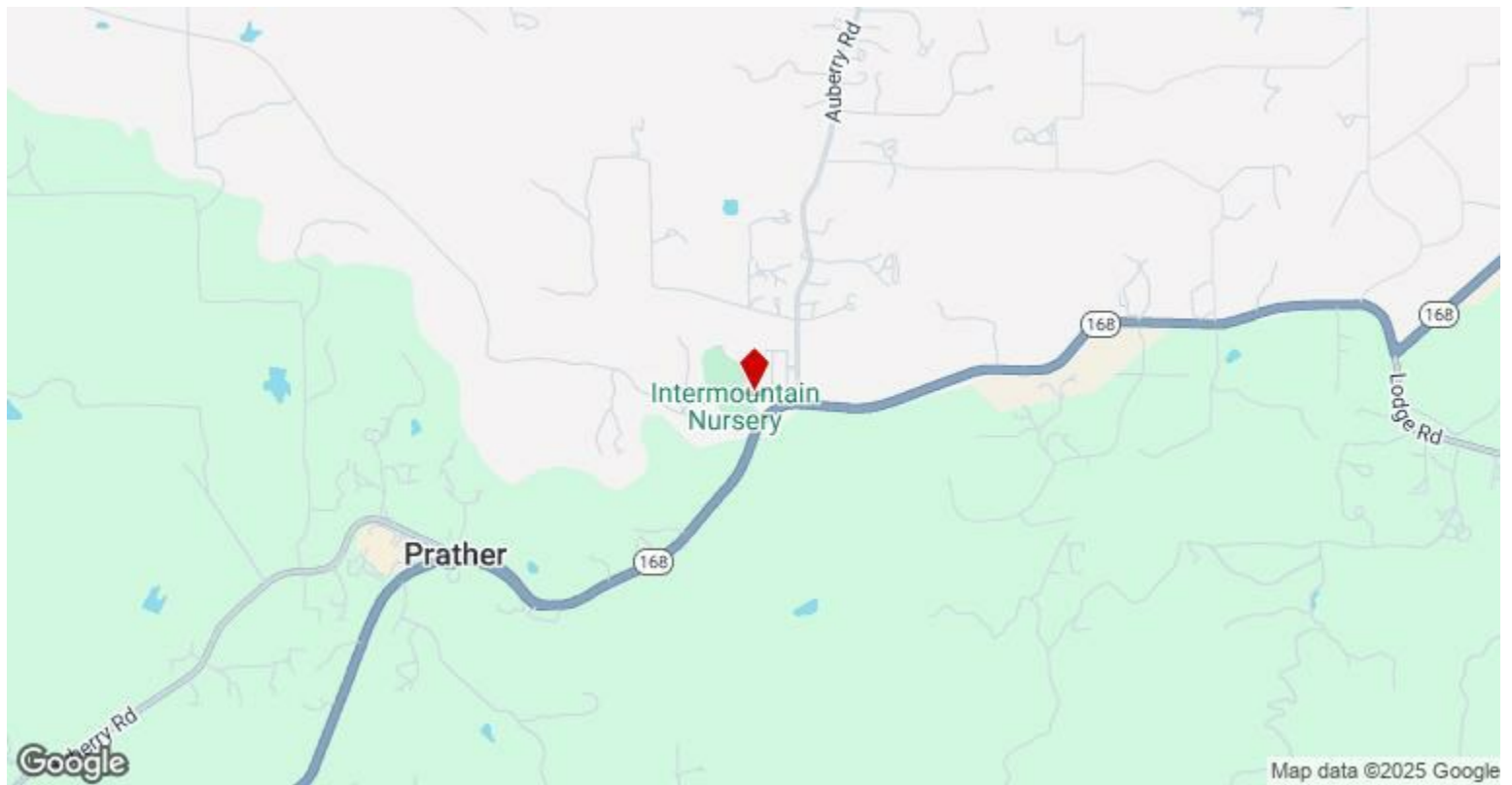
Excellent highway exposure and strong local demand make this a prime investment or owner-user opportunity.

Facility...

- Heavy traffic, Gateway to the Sierras, Serene location



Price:	\$3,600,000
Property Type:	Specialty
Property Subtype:	Self-Storage
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	2.28 AC
Gross Building Area:	16,500 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	2021
Parking Ratio:	0/1,000 SF
Zoning Description:	RR
APN / Parcel ID:	128-430-68
Walk Score ®:	10 (Car-Dependent)



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Property Photos



Property Photos



Property Photos



30455 Auberry Rd - Caretaker Res&Office



30455 Auberry Rd - Office-1

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30455 Auberry Rd - LR & DR - CTakerRes



30455 Auberry Rd - Storage Photo

Property Photos



30455 Auberry Rd - EQ 2



30455 Auberry Rd - Indoor Storage Photo

Property Photos



30455 Auberry Rd - Storage & Light Eq



30455 Auberry Rd - EQ 1

Property Photos

