

Cross Property 360 Property View

3405 Mt Vista Rd, Centralia, WA 98531

Listing

MLS#: **2305916**

Status: **Active (10/28/2024)**

CDOM: **1**

Listing Price: **\$2,500,000**

Community: **Fords Prairie**

Area: **426 - Centralia**

Lot Size: **1.020 ac/44,431 sf**

Original LP: **\$2,500,000**

Potential Terms: **Cash Out, Conventional**

Marketing Remarks

Turn Key Automated Self Storage Facility located in Centralia, WA, about half way between Seattle, WA and Portland, OR. This property is currently remotely managed. Storage units are rented online 24/7 or over the phone. Security cameras are located throughout the facility which allows for remote viewing 24/7. Can see live and recorded footage on cameras. Electronic gate and keypads for access in and out of the facility. Property fully fenced. LED exterior lights. Wide aisle ways. Metal siding and roofs. Mix of roll up and swing doors. 142 units with a variety of sizes ranging from 4x8 to 25x30 in 8 buildings. On about 1 acre of land. Well Established facility in the community, in operation for over 30 years. Drive by and take a look.

Broker Remarks

This property has several storage tenants and security is high priority. Please call listing broker at 360-219-8274 to receive your temporary gate code to get on and off the property. Facility can be shown between the hours of 6am to 10pm any day. Listing broker is one of the members of the LLC that is listed as the owner. Listing broker does all of the day to day management and operations of the property/business. Call or email for Offering Memorandum that has financials and info on property.

Showing Information: **See Remarks**

Offers: **Seller intends to review offers upon receipt**

Directions: **Coming South, Take Exit 82 from I-5 South. Turn right onto Harrison. Turn left onto Belmont Ave. Turn left onto Allen Ave. Turn right onto Mt Vista Rd.**

Broker/Brokerage Information

Broker: **Frazier Robison (113503)**

Office: **eXp Realty**

Firm Document Email: **wa.contracts@exprealty.com**

Compensation: **2%**

Broker Phone: **(360) 219-8274**

Office Phone: **(888) 317-5197**

Office Fax:

Compensation Comments:

Owner Information

Owner Name: **CNF Management LLC**

Owner Name 2:

Owner City: **Chehalis, WA**

Owner Phone:

Phone to Show: **(360) 219-8274**

General Information

Property Type: **Commercial**

County: **Lewis**

Year Built: **1990**

Lot Size: **1.020 ac/44,431 sf**

Approx Building SqFt: **14,231**

TaxID: **021944007004**

Approx Office SqFt:

List Date: **10/28/2024**

Sub Property Type: **Commercial Industrial**

State: **Washington**

Effective Year Built/Source: **1990/Public Records**

Lot Size Source: **Realist**

Approx. Warehouse/Manufacturing SqFt:

Expir Date: **12/31/2025**

Accessory Dwelling Unit

Listing Information

Possession: **Closing**

Potential Terms: **Cash Out, Conventional**

Short Term Rental: **No**

Financial Information

Insurance Expenses:

Water/Sew/Garbage: **\$0.00**

Electric Expenses:

Heat Expenses: **\$0.00**

Additional Property Information

Annual Taxes:

Preliminary Title Ordered: **Yes**

Prohibit Blogging: **Yes**

Right of First Refusal:

3rd Party App Required: **None**

Tax Year:

Bank/RE Owned: **No**

FIRPTA:

Seller Disclosure Statement: **Provided**

Title Company: **Chicago Title**

Auction: **No**

Equitable Interest:

Common Interest Cmty: **No**

Site Information

General Zoning Class: **Commercial, Industrial**

Zoning Jurisdiction: **County**

Building Information

Building Condition:

Association Dues: **\$0.00**

Style Code: **70 - Industrial**

Association: **No**

Association Dues Freq:

Sewer:

Tenant Information

Total SqFt Rent:

Total Monthly Rent:

Total Monthly NNN:

Selling Information

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