



Accelerating success.



*Price Reduced to \$1.1M
Owner Financing Available!*

Investment Opportunity | Offering Memorandum

7C Storage

200 Custer Street Mackay, Idaho

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View Offering
Memorandum



Property Overview

Located in the picturesque town of Mackay, Idaho, this newly constructed self-storage facility presents a compelling investment opportunity. Strategically positioned in a small yet vibrant community, this facility is currently in its lease-up phase, poised to capture the growing demand for storage solutions in the region. Mackay's steady population growth and flourishing local economy make it an ideal location for a self-storage venture.

As the town continues to attract new residents and businesses, the demand for convenient storage solutions is expected to rise steadily, ensuring a consistent stream of tenants for the facility. With its prime location, modern facilities, and strong potential for steady rental income, this investment is well-positioned to deliver attractive returns in the years to come."

Address	200 Custer Street Mackay, Idaho
Property Type	Self Storage
Offering Price	\$1,500,000 \$1,100,000 Owner Financing Available
Total Building Size	19,100 SF
Lot Size	1.24 Acres
Unit Count	151 Drive Up Units
Unit Mix	5x10, 10x10, 10x20
Year Built	2021
Physical Occupancy	49%

Site Plan

23 10x10 Units

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

26 10x10 Units

24	28	29	30	31	32	33	34	35	36	37	38	39	40
25													
26	53	52	51	50	49	48	47	46	45	44	43	42	41
27													

26 10x20 Units

54	62	63	64	65	66	67	68	69	70	71	72	73	74
55													
56													
57													
58	87	86	85	84	83	82	81	80	79	78	77	76	75
59													
60													
61													

26 10x20 Units

88	96	97	98	100	101	102	103	104	105	106	107	108	109
89													
90													
91													
92	122	121	120	119	118	117	116	115	114	113	112	111	110
93													
94													
95													

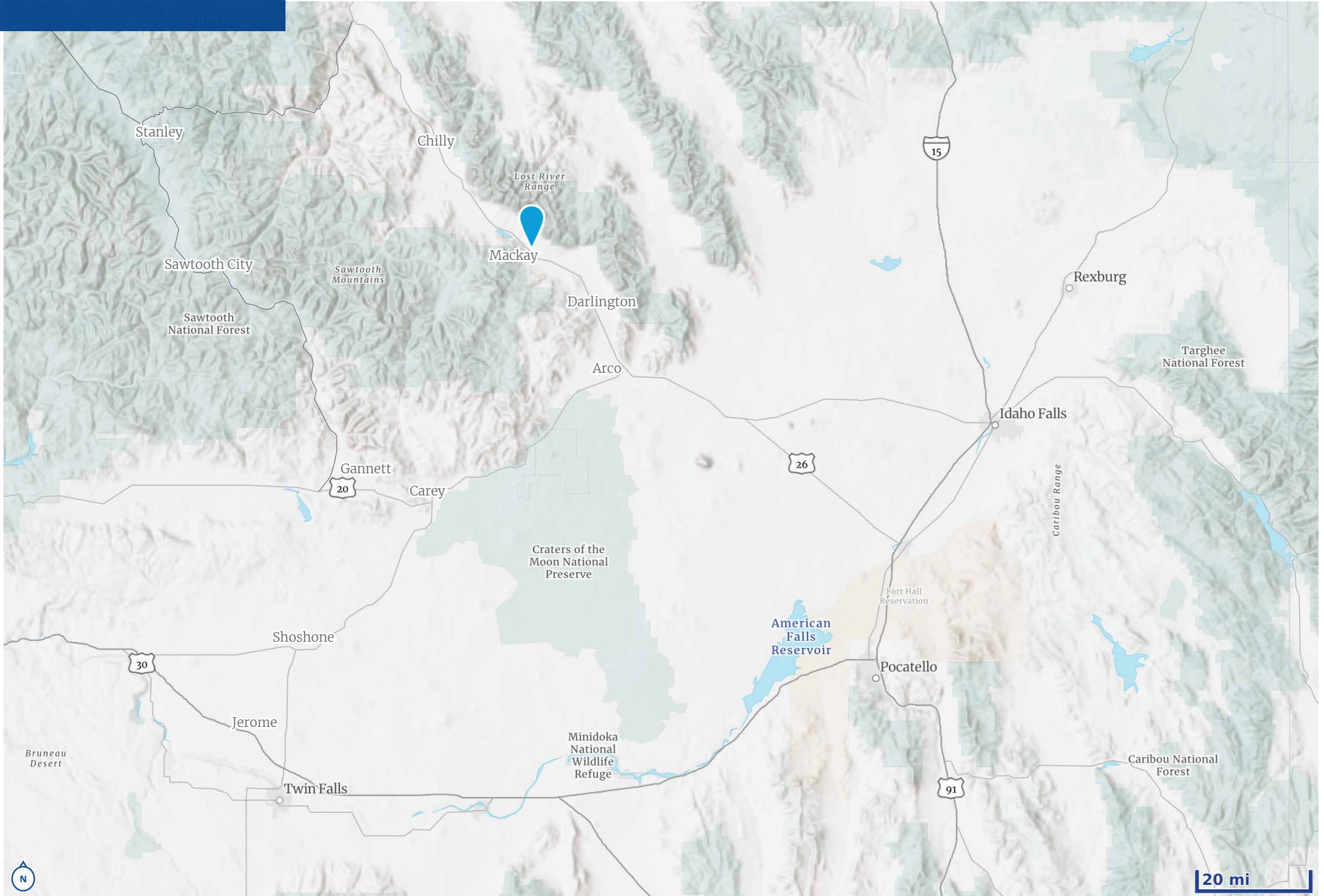
26 10x10 Units

123	127	128	129	130	131	132	133	134	135	136	137	138	139
124													
125	152	151	150	149	148	147	146	145	144	143	142	141	140
126													

Location

 Google Map

 Street View



Local Overview | Mackay, ID

Mackay is an ATV, UTV and dirt bike friendly town located in the south central part of Idaho along Hwy 93. The town sits at the base of the Lost River Mountain Range which boasts seven of the nine highest peaks in Idaho.

Mackay began as a small mining community along the railroad and is named after John William Mackay who provided funding for a large 600 ton capacity smelter on the Big Lost River.

Today visitors and residents can explore a trail tour to many of the best mining locations. Many of the structures have been restored to preserve it's unique history.

Resources:
visitmackayidaho.com
mackayidaho-city.com



2023 Average Household Income
\$80,329



Unemployment Rate
2.6%

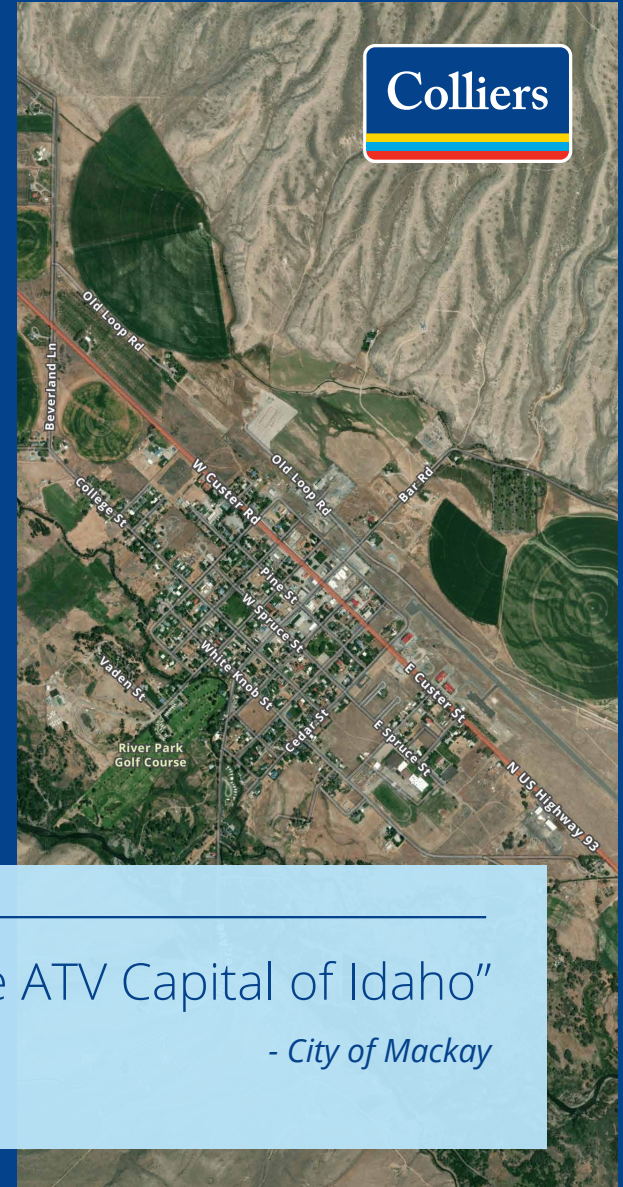


% Married (age 15 or older)
52.0%

#3

Best State - Idaho
U.S. News & World Report, 2023

Colliers



"The ATV Capital of Idaho"
 - City of Mackay

Employment



53%
 White Collar



32%
 Blue Collar



16%
 Services

Business



58
 Total Businesses



375
 Total Employees

Demographics

	1 Mile	3 Miles	5 Miles	10 Min Drive
Population				
2023 Estimated Population	532	627	730	588
2028 Projected Population	543	640	745	600
2010 Census Population	580	697	803	629
Projected Change '23-'28	2.1%	2.1%	2.1%	2.0%
Household				
2023 Estimated Households	260	301	350	264
2028 Projected Households	266	309	359	271
2010 Census Households	272	319	367	276
Historical Change '00-'23	10.6%	9.1%	10.1%	10.5%
Income				
2023 Est. Average HH Income	\$81,193	\$81,193	\$81,193	\$81,194
2023 Est. Median HH Income	\$64,524	\$64,260	\$64,312	\$64,854
Misc.				
2023 Median Home Value	\$362,037	\$361,905	\$360,959	\$361,818
2021 Median Gross Rent	\$790	\$785	\$788	\$790
2023 Est. Labor Population Age 16+	182	215	250	201
2023 Est. Total Housing Expenditures	\$5,915,389	\$6,802,992	\$7,985,875	\$6,029,254





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Investment Opportunity | Sale Summary

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Mackay, Idaho

