



Mile Hill Professional Park

4600 SE Mile Hill Dr, Port Orchard, WA 98366



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Mile Hill Professional Park

\$2,995,000

Opportunity Knocks with this Heated 62-unit Mini-Storage Complex! Secure property is fully fenced & offers keycard tenant access - low vacancy & high local demand make this an ideal investment opportunity....

- High Visibility
- Key Card Accessible Security Gate



Price: \$2,995,000

Property Type: Specialty

Property Subtype: Self-Storage

Building Class: C

Sale Type: Investment

Cap Rate: 6.13%

Lot Size: 0.44 AC

Gross Building Area: 19,027 SF

No. Stories: 1

Year Built: 2006

Parking Ratio: 0.32/1,000 SF

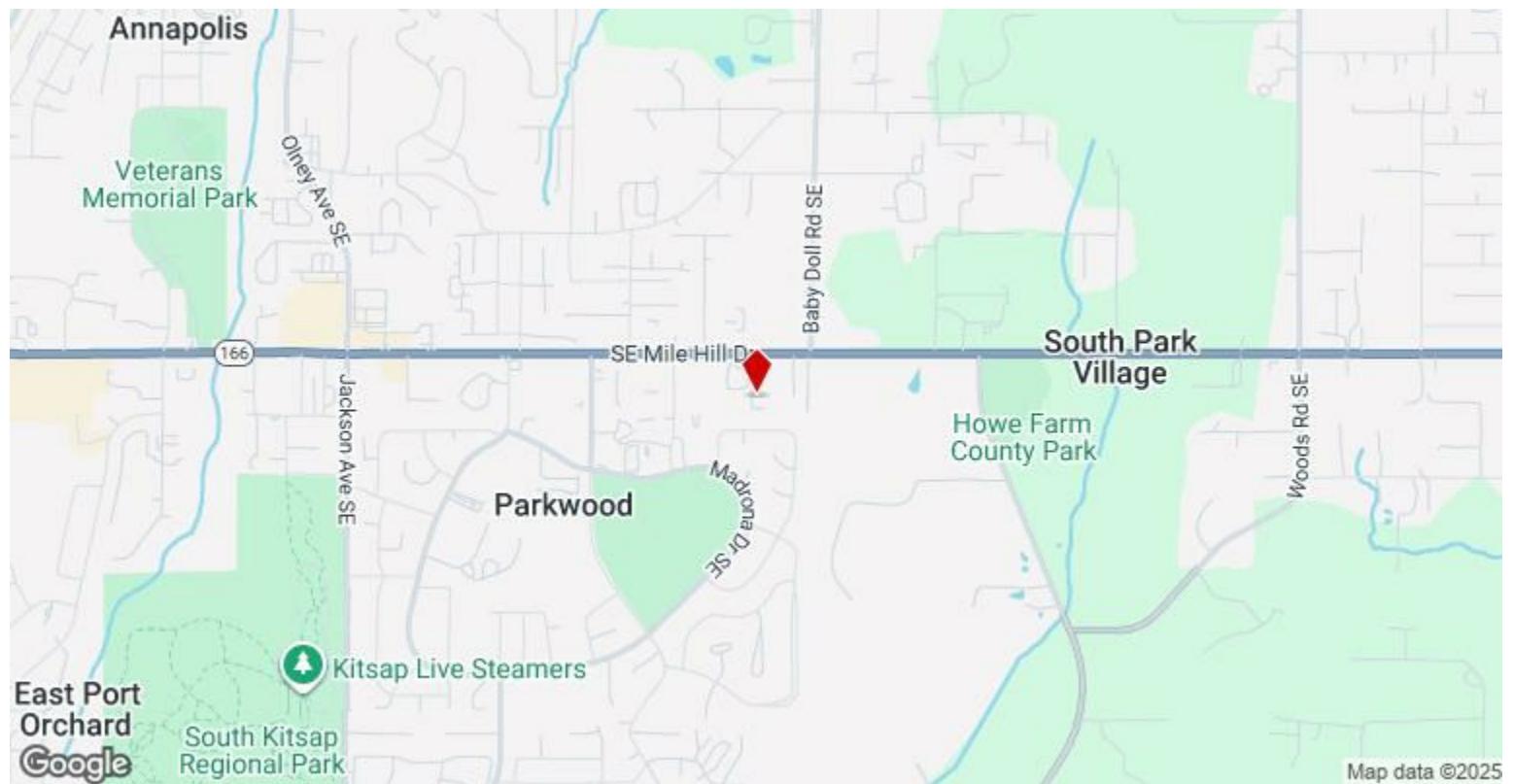
Zoning Description: Light Industrial

APN / Parcel ID: 312402-1-070-2002

Walk Score ®: 30 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Nilsen Electric	-	



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Property Photos



Building Photo



Building Photo

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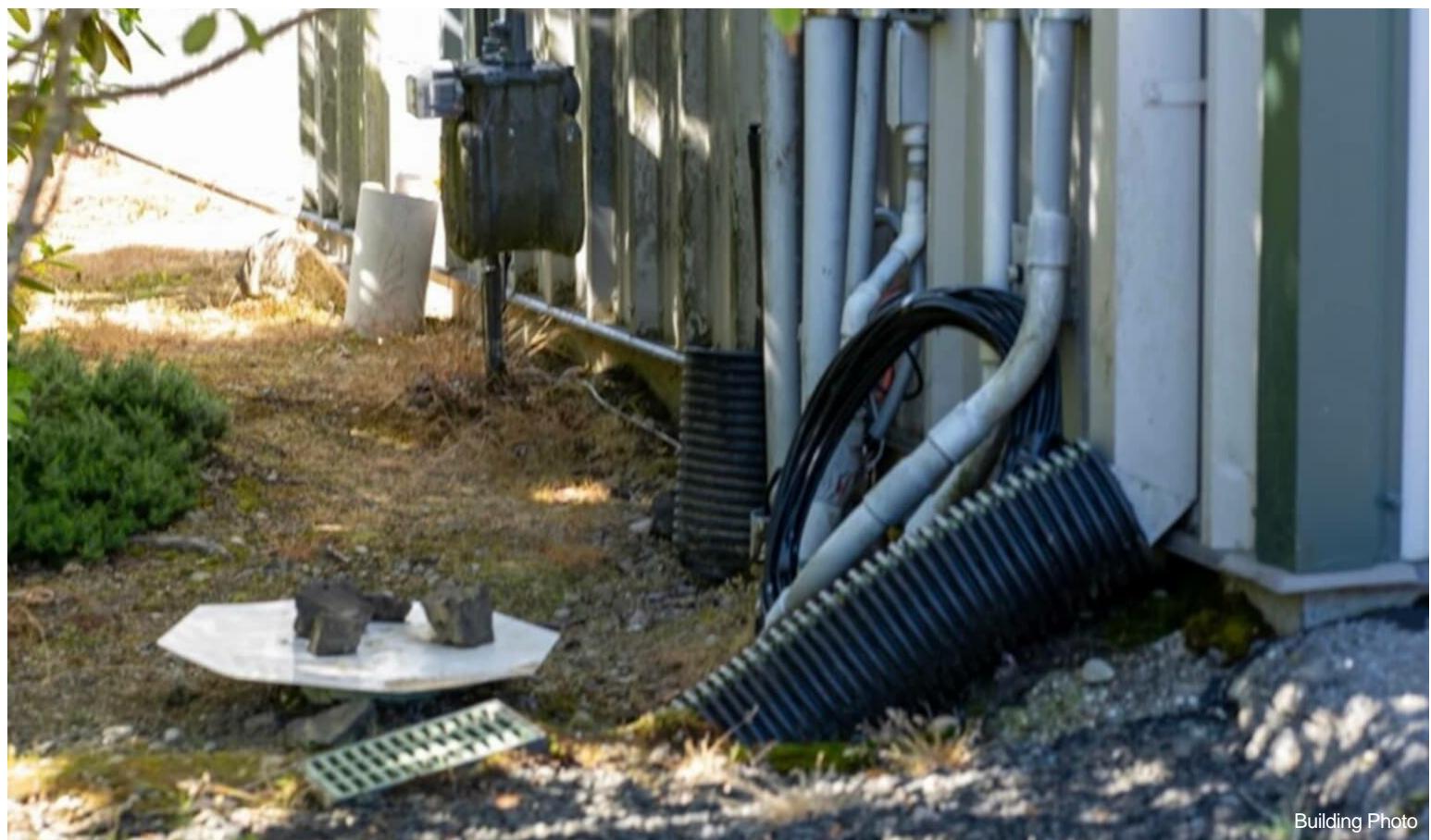


Building Photo

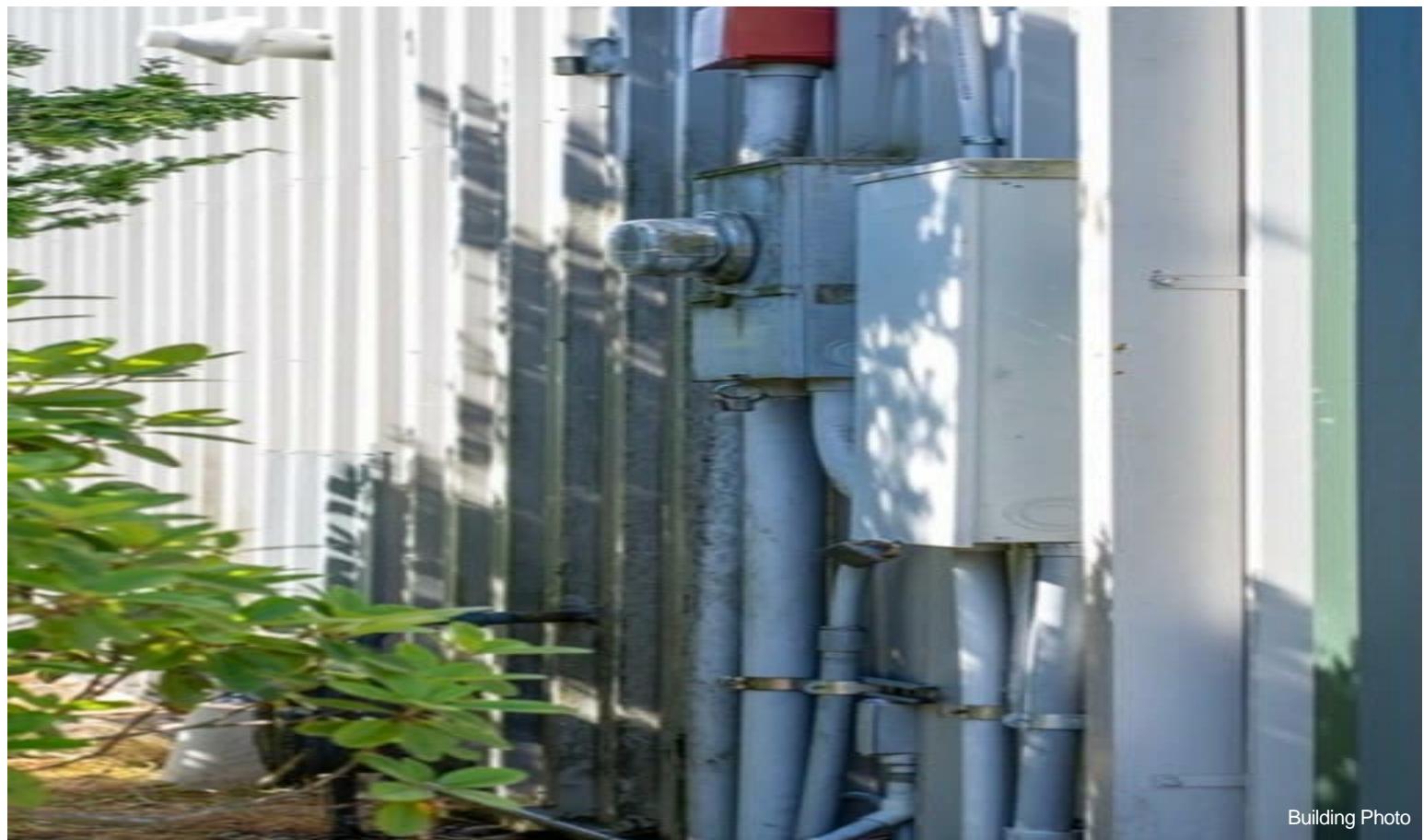
Property Photos



Property Photos

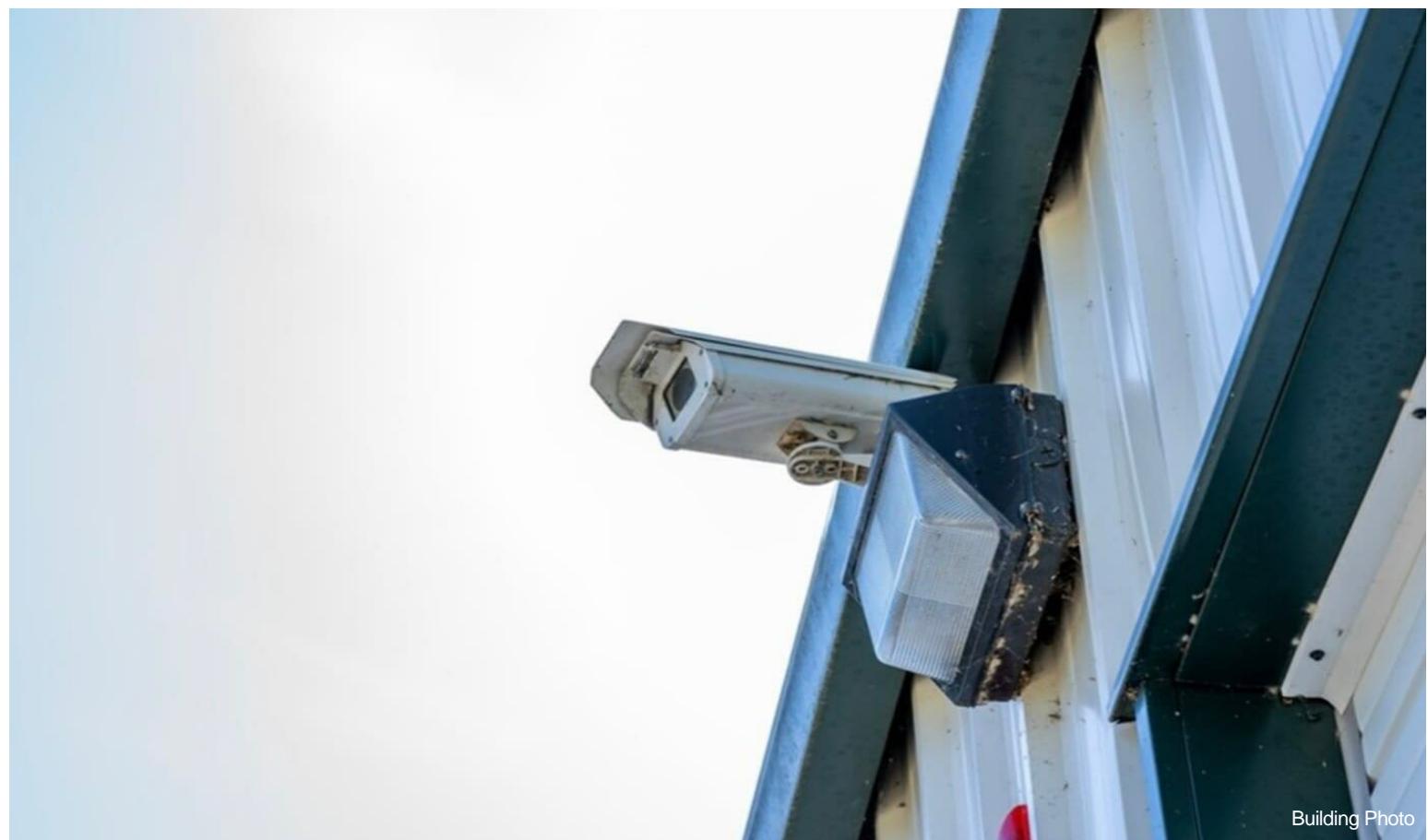


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Aerial