

Mini Storage for Sale

Colville WA

**Possible Owner
Contract**

250 & 252 W Dominion

Property Information:

- ♦ 2 Parcels of Land : Totaling 22,211 SF ±
- ♦ 3 Buildings: Totaling 11,112 SF ±
- ♦ Built in 1984
- ♦ 2023 NOI Approx \$54,512.45
- ♦ 6.8% CAP Rate
- ♦ 52 Units:
 - 8 Units ~ Size 5 x 10
 - 12 Units ~ Size 8 x 23
 - 1 Unit ~ Size 8 x 27
 - 3 Units ~ Size 10 x 10
 - 12 Units ~ Size 10 x 20
 - 10 Units ~ Size 10 x 23
 - 3 Units ~ Size 10 x 27
 - 2 Units ~ Size 12 x 27
 - 1 Unit ~ Size 17 x 34

Dan Cantu

Cell: 509-993-9939

Danc@cantucommercial.com



**524 W Indiana Ave Suite A
Spokane, WA 99205**

Office (509) 777-1111

Fax (509) 777-1112

www.cantucommercial.com

Sale Price: \$800,000.00

Estimated NOI Based on Current Rents vs 2022 Expenses

Income: \$62,040.00

Expenses:

Taxes ~ \$3,216.00

Insurance ~ \$2,324.30

Power ~ \$ 484.65

Phone ~ \$ 402.63

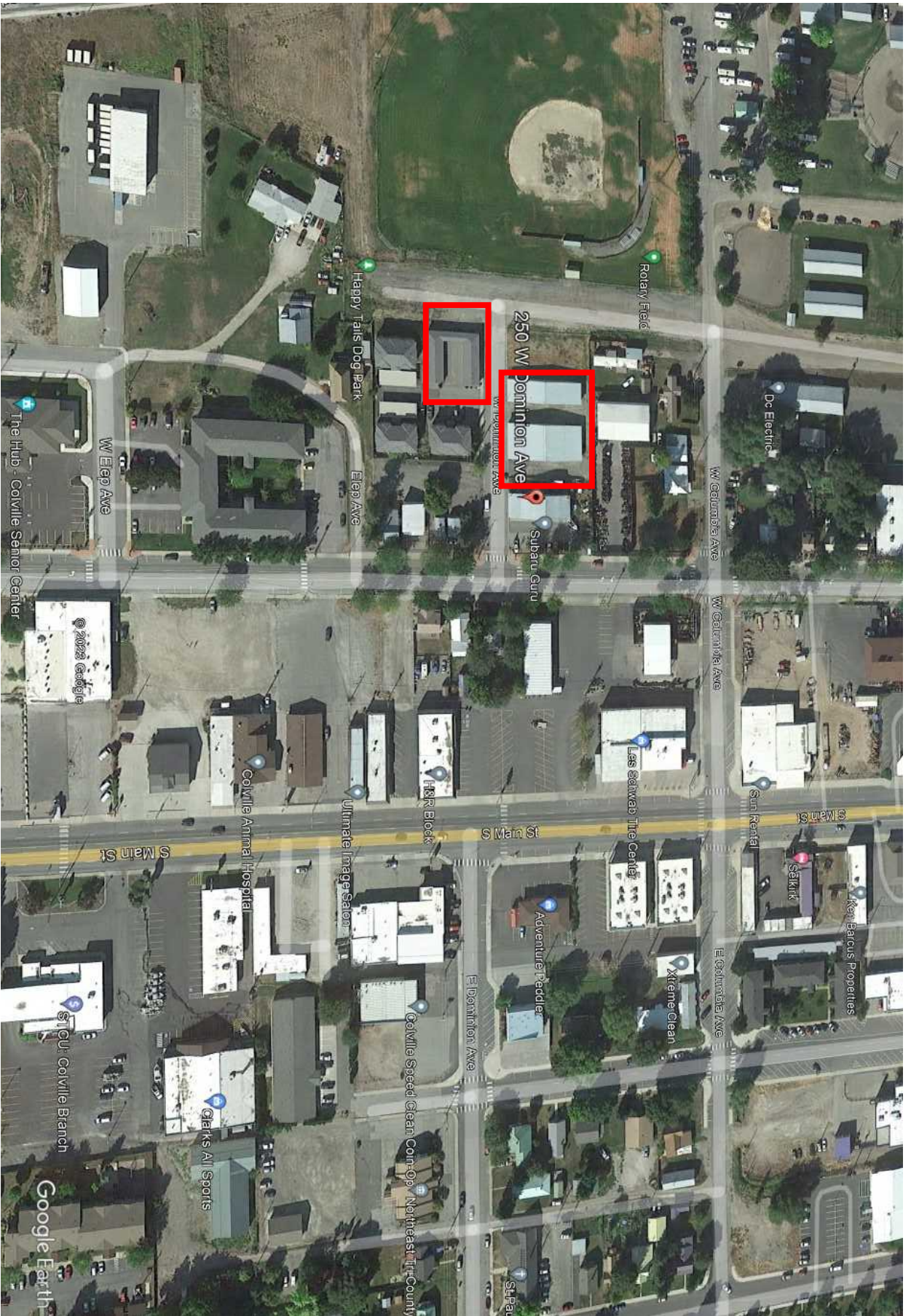
Merchant Fee ~ \$ 99.97

Repairs ~ \$1,000.00

Total Expenses \$7,527.55

NOI: \$54,512.45





Aerial Map



Parcel ID: 0181706

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

