

# 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

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**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

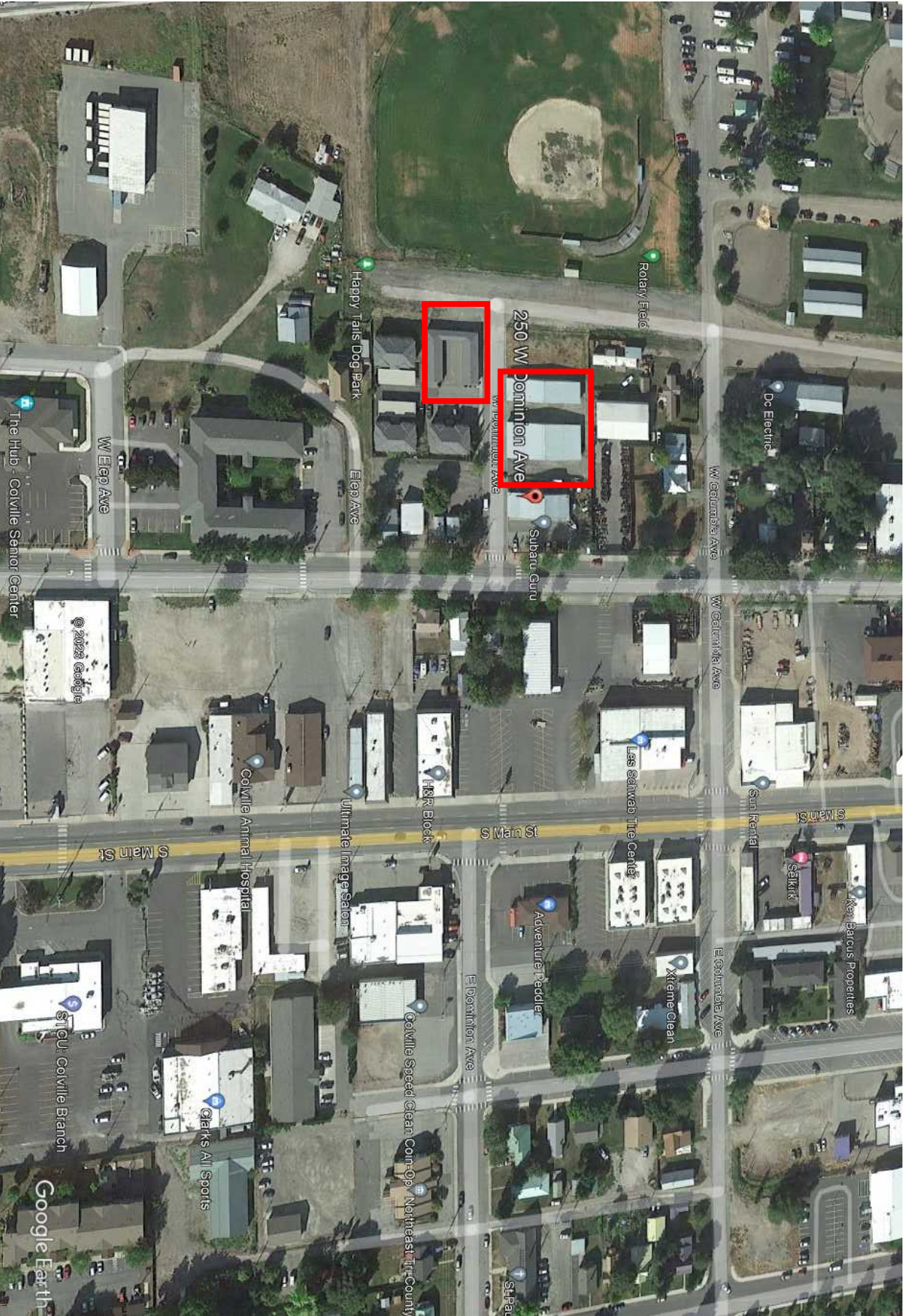
Merchant Fee ~ \$ 99.97

Repairs ~ \$1,000.00

Total Expenses \$7,527.55

NOI: \$54,512.45





Aerial Map



Parcel ID: 0181706

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