

An aerial photograph of a city neighborhood, likely North Queen Anne in Seattle. The image shows a mix of residential buildings, a large green field, and a waterfront area in the background. A green box with a white border highlights a specific building in the middle ground, which is the subject of the advertisement. The text is overlaid on a green semi-transparent rectangle in the top left corner.

# FOR SALE

North Queen Anne  
Infill Self-Storage

2656 15th Ave W  
Seattle, WA 98119

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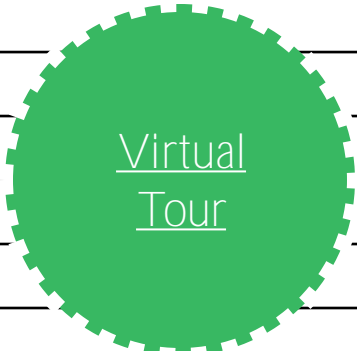
# OFFERING

- **Rare Infill Self-Storage Opportunity – North Queen Anne / Ballard**  
Mini Max offers a rare chance to acquire a well-located, multi-story self-storage facility in one of Seattle's most supply-constrained infill markets. The property includes approximately 30,359 rentable square feet across 407 units, situated on a 11,300-square-foot site just off 15th Avenue NW in the heart of Ballard's industrial corridor.
- **Core Seattle Location with High Barriers to Entry**  
Positioned within the dense urban fabric of North Queen Anne, the property benefits from Seattle's limited supply of small industrial and storage-zoned parcels. Zoning restrictions, height limits, and neighborhood opposition create significant barriers to new development, supporting long-term rental stability and asset appreciation.
- **Operational Upside Through Professional Management**  
The property is currently under-managed, with below-market rents, fluctuating occupancy, and minimal digital marketing. A seasoned self-storage operator can unlock meaningful revenue growth through upgraded management systems, dynamic pricing, online leasing, and integrated marketing efforts.
- **Strong Adjacent Demand and Established Submarket**  
The facility sits directly next to an existing, professionally managed self-storage property, underscoring strong demand within this corridor. The immediate submarket maintains steady occupancy and rate performance, with few competing projects underway.
- **Scalable Value for Regional and National Operators**  
With more than 400 units, the facility's size and layout appeal to both owner-operators and institutional groups seeking scale in urban markets. Modernizing operations and rebranding can enhance NOI and strengthen long-term disposition value.

# PROPERTY SUMMARY



Address	2656 15 <sup>th</sup> Ave W. Seattle, WA 98119
Parcel Number	277060-3945
Building Size	30,359 SF
Land Size	0.26 acres (11,300 SF)
Number of Storage Units	407
Year Built	1980





POPULATION STATISTICS	1 Mile	3 Miles
Population	28,330	239,055
Households	12,213	126,416
Median Age	35.80	35.40
Median HH Income	\$137,021	\$125,773
Population Growth ('24-'29)	1.22%	1.46%
Household Growth ('24-'29)	1.12%	1.51%

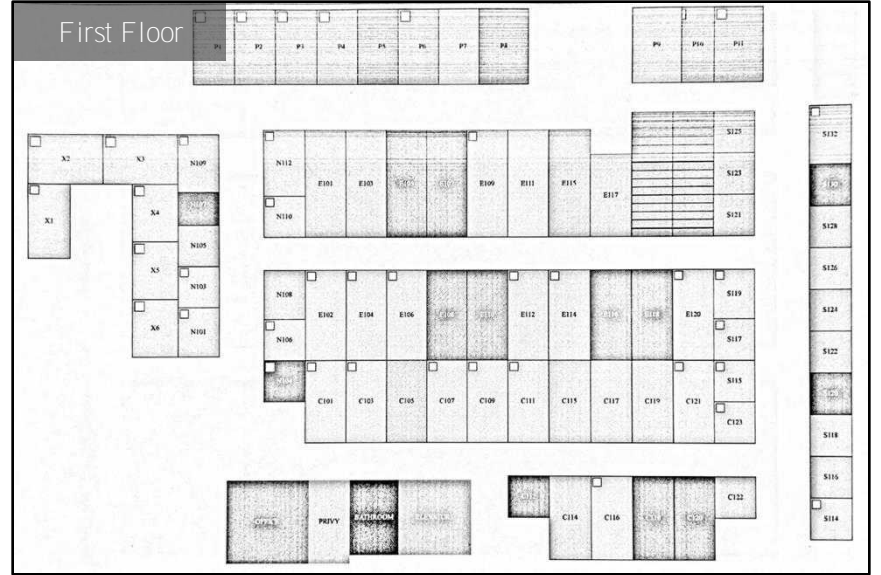
Seattle



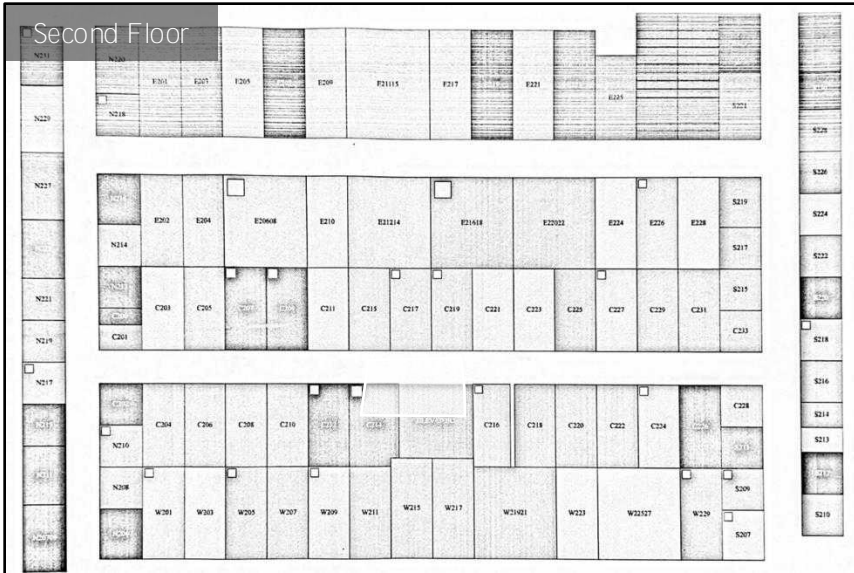
# Basement



# First Floor



# Second Floor



# Third Floor



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