

SELF STORAGE EPHRATA, WA



328 SW ALDER
EPHRATA, WA 98823



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MLS# 20116095

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PROPERTY OVERVIEW

Property overview

Property Type: Commercial Industrial

County / State: Grant County, Washington

Lot Size: 0.465 acres / 20,250 SF

Year Built: 1978

Building Size: 4,440 SF

Parking: 15 uncovered spaces

Roof / Construction: Metal roof. poured concrete foundation. metal exterior

Total Units 32 units (2 units 10'x18' + 30 units 10'x10')

Net Rentable SF 3,360 SF

Total Square Footage 3,440 SF

Buildings 2

Acreage 0.465 acres

Zoning Industrial-Light Investment

Type Value-Add

Tenancy Multi-tenant

Occupancy 100%

2025 Gross Income: \$20,744

2025 Gross Potential Income: \$21,484

T12 Realized Income: \$23,388.70

2026 Gross Potential Income: \$23,880

2026 YTD Gross Income: \$7580



All property tours to be scheduled through the listing agent.

2025 INCOME

	January	February	March	April	May	June	July	August	September	October	November	December	
Total Units	32	32	32	32	32	32	32	32	32	32	32	32	
Rented Units	31	31	32	31	32	31	32	31	31	31	32	32	
Customer Rentals	1	0	1	0	1	0	0	0	1	2	0	0	
Manager Rentals	0	1	0	0	0	0	1	0	1	0	0	0	
Due	\$1,728	\$1,740	\$1,732	\$1,644	\$1,868	\$1,789	\$1,841	\$1,709	\$1,979	\$1,859	\$1,734	\$1,861	
Collected	\$1,728	\$1,605	\$1,602	\$1,589	\$1,788	\$1,579	\$1,971	\$1,824	\$1,939	\$1,594	\$1,514	\$2,011	
Transaction Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Gross Income	\$1,728	\$1,605	\$1,602	\$1,589	\$1,788	\$1,579	\$1,971	\$1,824	\$1,939	\$1,594	\$1,514	\$2,011	\$20,744
Potential Income	\$1,728	\$1,740	\$1,732	\$1,644	\$1,868	\$1,789	\$1,841	\$1,709	\$1,979	\$1,859	\$1,734	\$1,861	\$21,484

YTD 2026 INCOME

	January	February	March	April	May	June	July	August	September	October	November	December	
Total Units	32	32	32	32	0	0	0	0	0	0	0	0	
Rented Units	30	31	32	32	0	0	0	0	0	0	0	0	
Customer Rentals	0	1	1	0	0	0	0	0	0	0	0	0	
Manager Rentals	0	0	0	0	0	0	0	0	0	0	0	0	
Due	\$2,321	\$1,826	\$1,854	\$1,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Collected	\$2,416	\$1,826	\$1,854	\$1,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transaction Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Gross Income	\$2,416	\$1,826	\$1,854	\$1,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,580
Potential Income	\$2,321	\$1,826	\$1,854	\$1,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,892

ACTUAL

Actual	\$1,910.00
Gross Income	\$22,920.00
Management \$200/month	(\$2,400.00)
Taxes	(\$1,933.38)
Insurance	\$0.00
Increase Op + Expenses	\$0.00
NOI	\$18,586.62
Cap rate	6.30%

PROFORMA

Proforma	\$1,990.00
Gross Income	\$23,880.00
Management \$200/month	(\$2,400.00)
Taxes	(\$2,337.50)
Insurance	(\$550.00)
Increase Op + Expenses	\$0.00
NOI	\$18,592.50
Cap rate	6.30%

RENTAL INCREASE

Increase 10x10 to 75\$	\$2,440.00
Gross Income	\$29,280.00
Management \$200/month	(\$2,400.00)
Taxes	(\$2,550.00)
Insurance	(\$600.00)
Increase Op + Expenses	(\$2,032.50)
NOI	\$21,960.00
Cap rate	7.44%



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328 ALDER ST SW

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Launch your real estate investment career in self storage with this affordable, centrally located facility in the heart of Ephrata's commercial core. This 100% occupied, high-demand property pulls consistent renters from surrounding residential neighborhoods and the regional workforce, providing immediate in-place income and proven market strength. The site offers excellent visibility and access near main arterials, service businesses, and a substantial nearby housing base, making it a strategic location for long-term ownership. Facility features drive-up units for easy tenant access and quick turnarounds, creating an efficient, low-intensity asset. Site is ideal for value-add investors, with meaningful upside by adding rentable square footage and improved site amenities. Ideas may include adding modular self-storage buildings to capture overflow demand and increase income per square foot, introducing covered canopy spaces for boat, RV, or contractor parking to attract higher-value users, or adding perimeter fencing. Net Rentable SQFT 3,360, 32 units (2 units 10'x18', 30 units 10x10), Current gross potential income from existing rents ~\$22,920/annually, with clear opportunities to enhance performance. Let's get into Self Storage in 2026!



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