

# SELF STORAGE FACILITY INVESTMENT

FORTRESS STORAGE | 2194 SAND CANYON RD, CHEWELAH, WA 99109

**CALL FOR OFFERS BY JULY 31ST SITE TOURS AVAILABLE JULY 17TH & JULY 24TH**



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# PROPERTY OVERVIEW

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2194 SAND CANYON RD  
CHEWELAH, WA 99109

Fortress Storage – Chewelah is a stabilized self-storage facility totaling approximately 24,946 square feet across 184 rentable units, situated on 3.03 acres. Built in 1989, the property has been maintained and upgraded over time. The facility includes a single-family residence on-site.

Located just off U.S. Highway 395, Fortress Storage benefits from exceptional accessibility and visibility. The property serves the growing Chewelah community and surrounding rural markets that rely on convenient storage solutions for both personal, business and recreational use. The facility is fully fenced, includes covered and uncovered RV parking, and room to expand in the future.

This income-producing asset presents an attractive opportunity for both new and experienced self-storage investors seeking a high-quality facility with expansion potential in a developing submarket of the Inland Northwest.



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## PROPERTY HIGHLIGHTS

- Property Size: 3.03 Acres
- Rentable SF: ± 26,382 SF
- Rentable Units: 182
- Year Built: 1989
- Occupancy: 79%
- Parking: Covered & uncovered RV parking
- Security: Fully fenced and gated facility
- Expansion Opportunity: Land area allows for future unit addition

## FINANCIAL

**LIST PRICE** **\$1,395,000.00**

Current Cap Rate 7.15% CAP

Net Operating Income \$99,673.92

Occupancy % 79%

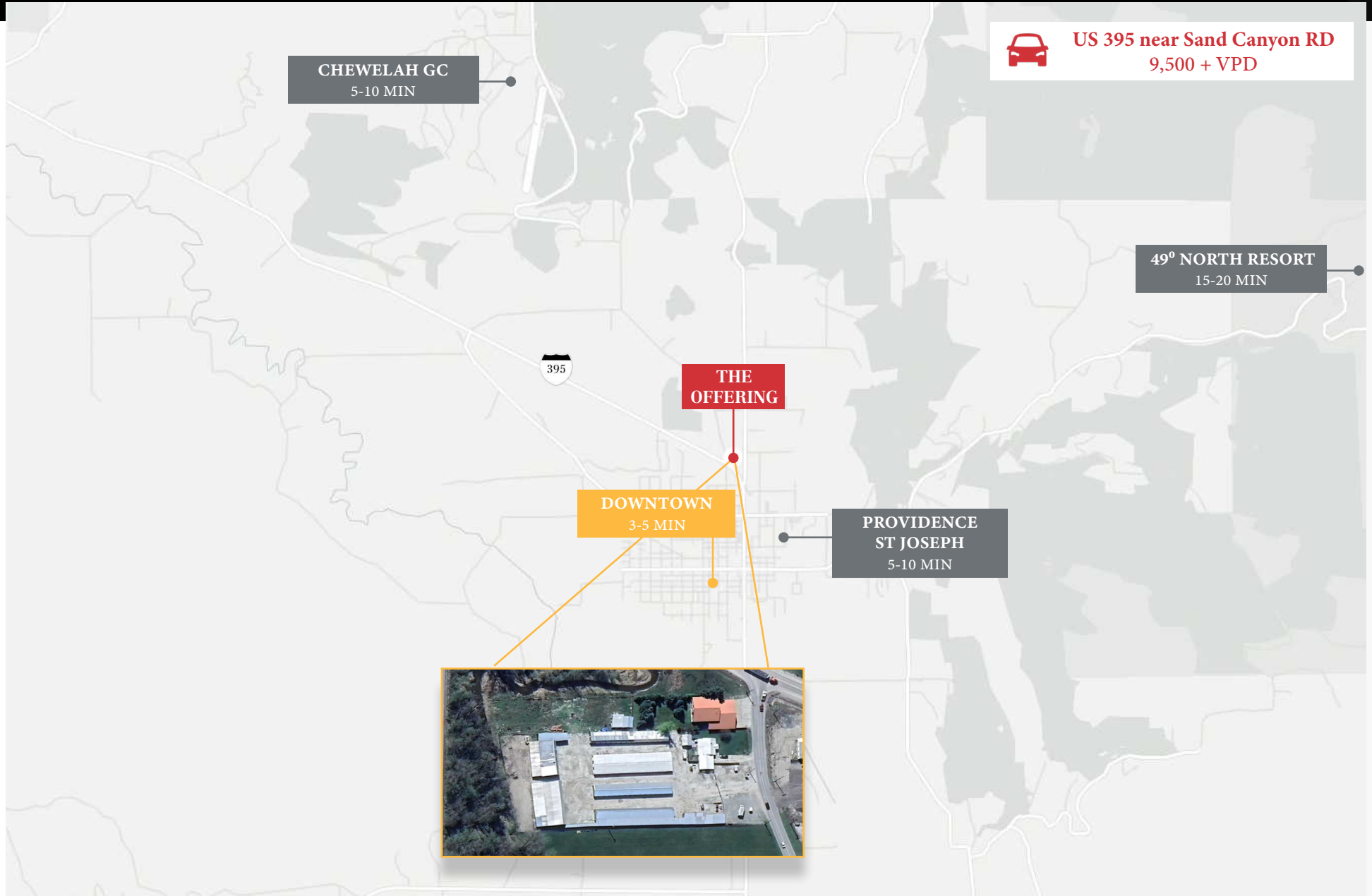
Financials Provided Upon Request

## FOR MORE INFORMATION

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# LOCATION OVERVIEW - CHEWELAH, WA

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# RETAIL MAP - SURROUNDING AREA

2194 SAND CANYON RD  
CHEWELAH, WA 99109





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