



America's Premier Self Storage Brokers



Lock-Up Self Storage Portfolio

748 Riverside Drive
Omak, WA 98840

31634 North Highway 97
Tonasket, WA 98855



Tonasket

- **Owner Financing available**
- Rents are periodically raised throughout the year
- Limited competition.
- Facility offers the Home, Shop and Apartment which creates additional income
- Vacant land could be farmed or built
- Two bed/one bath home suitable for a managers living quarters; additional 40 X 60 Shop and Apartment.

Omak

- **Owner Financing available**
- Visibility along the Highway and Riverside Drive, a major arterial in Omak
- +/- 5,000 square feet of adjoining property for future expansion
- Rents are periodically raised throughout the year
- Electric monitored access gate with a video surveillance camera system.

Listing Broker: Ryan Layton
American Real Estate Associates, Inc.

Phone: 509-435-2424

Fax: 509-455-9630

ryan@areanw.com

SALIENT DATA

Price: \$1,200,000

Rentable Square Feet:

Omak	15,552
Tonasket	8,447

Land for Expansion:

Omak	Yes
Tonasket	Yes

Total Units:

Omak	175
Tonasket	74

Unit Occupancy:

Omak	97%
Tonasket	97%

Year Built:

Omak	1992
Tonasket	1995



This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the