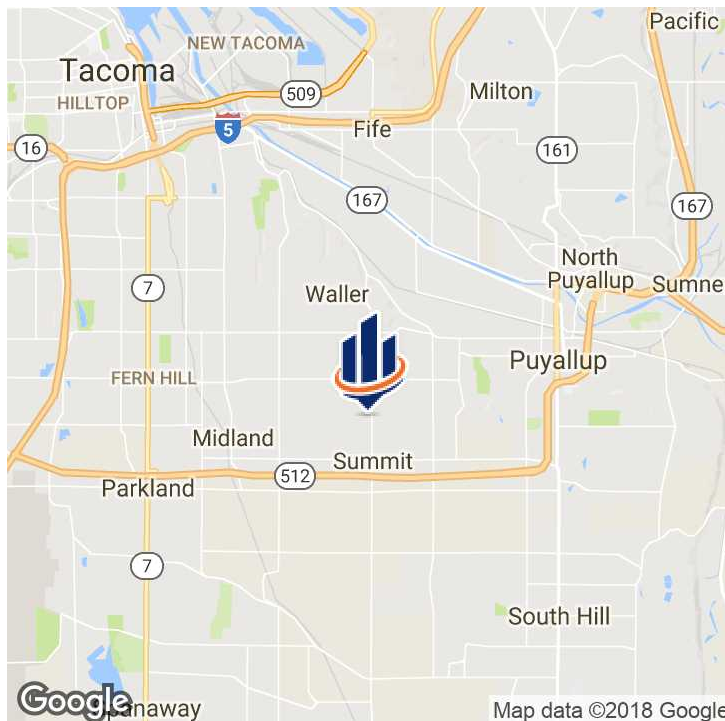


Self Storage And NNN Industrial Opportunity

Canyon Mini Storage

9424 Canyon Rd E.



OFFERING SUMMARY

Sale Price:	\$2,150,000
Number Of Units:	57 Self Storage & NNN OfficeRetail
NOI:	\$132,973
Lot Size:	1.03 Acres
Year Built:	1995
Building Size:	16,444 SF
Zoning:	RNC, Pierce County
Submarket:	Puyallup
Traffic Count:	16,500 Cars Daily

PROPERTY HIGHLIGHTS

- 100% occupied 4,336 sqft self-storage facility
- NNN auto repair tenant have recently remodeled 6,800 sqft rented space
- House on site can function as a rental for additional income or a live in manager or owner occupied unit
- Property in located in a growing area with growing population
- Good balance of income streams from multiple tenants and property types provide a diversified property investment
- Development potential with General Commercial zoning 45 ft height allowance and reduced setbacks
- Property appraised in 2016 [available by request] for \$1.8M before rent escalations and AMS Auto NNN lease payments
- Manufactured Home 2018 Taxable Value \$105,000

Andrew Hunter

Director of Self Storage
425.375.5200
andrew.hunter@svn.com
10400 NE 4th Street, Suite 500, Bellevue, WA 98004 | svnraven.com/

Chad Gleason, CCIM

Executive Managing Director
206.259.5801
cgleason@svn.com



All SVN® offices are independently owned and operated.