



PRICE REDUCED

ATTIC MINI STORAGE & CORNER STORE

13191 LA BARR MEADOWS ROAD
GRASS VALLEY, CA 95949

INVESTMENT OPPORTUNITY

- ◆ PRICE: \$2,425,000
- ◆ UNITS: 145
- ◆ RENTABLE SQUARE FEET: 23,600
- ◆ PRICE PER NRSF: \$102.75
- ◆ YEAR BUILT: 1996



INVESTMENT HIGHLIGHTS

- ◆ Current physical occupancy is 89% of units, and 90% of NRSF. Current economic occupancy is 82%
- ◆ Great location with proximity to Highway 49
- ◆ Built, managed and maintained by the current owner
- ◆ Diversification of investment as the property features a retail component with a long-term tenant in place
- ◆ 5.8% current CAP & 8.39% proforma CAP
- ◆ Seller is looking for an all-cash or cash to a new loan offer. No seller carryback is being offered.

Exclusively listed by:

BOBBY LOEFFLER & TYLER SKELLY

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