



LUXURY STORAGE CONDO INVESTMENT OPPORTUNITY

UNIT A110 | 4751 USTICK ROAD | USTICK & STAR ROADS



NEW CONSTRUCTION CONDO WITH NEWLY ESTABLISHED LEASE!

Tok COMMERCIAL
REAL ESTATE

SALE PRICE
\$280,000

CAP RATE
6.84%

LENNY NELSON

208.947.0806 | lenny@tokcommercial.com

SEAN EDWARDS

208.412.7763 | sean@tokcommercial.com

PROPERTY OVERVIEW



ADDRESS	4751 E. Ustick Rd. Unit A110
CITY, STATE, ZIP CODE	Meridian, ID 83646
PROPERTY TYPE	Luxury Storage Condo
BUILDING SIZE	1,350 SF
OCCUPANCY	100%
INITIAL TERM	Two (2) Years
RENEWAL OPTION	One (1) Option to Renew the Lease Term an Additional Two (2) Years
FACILITY AMENITIES	Fully Fenced Facility Secure, Coded Entry Security Cameras Clubhouse with Wifi, Full Kitchen, TV, Restrooms and Shower
ANNUAL BASE RENT	\$20,250
CAP RATE	6.84% Landlord pays property taxes
SALE PRICE	\$280,000



[2] CLUB STORAGE CONDOS - UNIT A110

UPDATED: 3.18.2026

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THE OFFERING

TOK
COMMERCIAL

TOK Commercial Real Estate is pleased to present the opportunity to acquire Unit A110 at Club Storage Condos, a brand-new luxury storage condo investment located at the intersection of Ustick and Star Roads in Meridian, Idaho. This 1,350 SF storage condominium is currently 100% leased with a newly established tenant, offering investors immediate income and a projected 6.84% cap rate.

Completed in 2025, Club Storage Condos provides high-quality construction and modern amenities designed to accommodate a wide range of uses including business inventory storage, recreational vehicles, boats, and collector cars. The facility features 18' ceiling heights, 14' x 16' roll-up doors with automatic openers, insulated metal walls, fiber-reinforced concrete floors, and climate control via minisplit HVAC systems, creating a versatile and secure storage environment.

The property is located within a fully fenced, secure facility with coded entry and security cameras, and owners and tenants have access to a clubhouse equipped with Wi-Fi, full kitchen, TV, restrooms, and shower facilities. The units also provide 100 amps of electrical service, allowing for a variety of storage and operational needs.

Strategically positioned in the rapidly growing Meridian / Star corridor, the property benefits from exceptional regional accessibility. The site is only minutes from the future Highway 16 extension, which will serve as a major gateway connecting I-84 through the Treasure Valley, significantly enhancing long-term accessibility and growth potential.

Offered at \$280,000, this investment presents a rare opportunity to acquire a stabilized, income-producing luxury storage unit in the only centrally located storage condo development serving Nampa, Meridian, Eagle, and Star.



[3] CLUB STORAGE CONDOS - UNIT A110

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TOP OF THE LINE FACILITY FEATURES



**BUSINESS
INVENTORY**

Excellent Location
For Business Functions
& Inventory Storage

**VERSATILE
STORAGE**

Well-Suited For
RVs, Boats, Collector
Cars & More

**MINISPLIT
AC & HEATING**

Insulated & Climated
Controlled via HVAC
Heating & Cooling

**FULLY
SECURED**

Fully Fenced with
Security Cameras &
Firewalls Between
Condos

**18' CEILING
HEIGHT**

Spacious, 18'
Ceiling Height
In All Units

**14'X16' LOAD
DOORS**

High Clearance
14'x16' Roll Up Doors
with Automatic Openers

**FIBER
REINFORCED
FLOORS**

Standard Fiber
Reinforced Concrete
Floors - Upgrades
Available

**CLUB
AMENITIES**

Relaxing Clubhouse with
Wifi, Full Kitchen, TV,
Restrooms and Shower

**METAL
WALLS**

Durable Insulated Metal
Walls Designed to
Enhance Climate Control

**100 AMP
ELECTRICAL**

100 Amps of
Power Available

* PLANNED RV DUMP

NEWLY BUILT IN

2025

★★★★★

The team here is incredible! They are professional and willing to go the extra mile to ensure a smooth experience! The storage condos themselves are high-tech access, and well-maintained!

GOOGLE REVIEW



SECURE ENTRANCE & FULLY FENCED



CLUB HOUSE



CLUB HOUSE - INTERIOR



**NEW HIGHWAY 16
EXTENSION IN PROGRESS!**

**AN IMPROVED PRIMARY GATEWAY FROM I-84
THROUGH THE
TREASURE VALLEY**

**COURTESY OF IDAHO
TRANSPORTATION DEPARTMENT**

**FOR MORE INFORMATION PLEASE VISIT
ITDPROJECTS.IDAHO.GOV**

**UNDER CONSTRUCTION
FUTURE HWY 16
EXTENSION**

USTICK RD

SITE - UNIT A110

NORTHEAST FACING VIEW

AT THE FOREFRONT OF THE NEW GATEWAY THROUGH THE VALLEY

WITHIN 10 MINUTES TO MAJOR ARTERIALS



**10 MINUTE
DRIVE TIME**

**5 MINUTE
DRIVE TIME**

**2 MINUTES TO NEW HWY 16 EXT.
VIA USTICK ROAD**

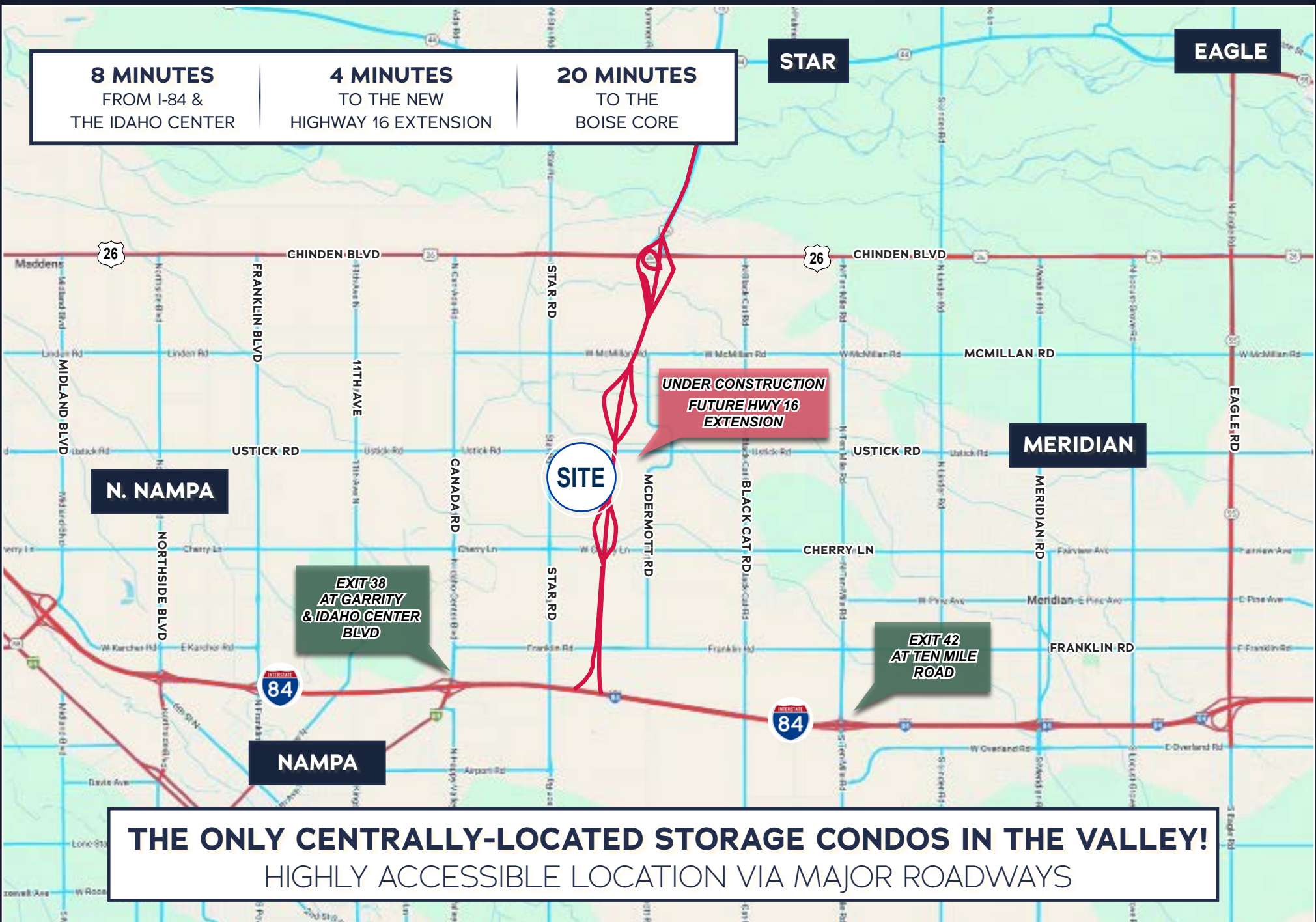
SITE

**UNDER CONSTRUCTION
FUTURE HWY 16
EXTENSION**

**6 MINUTES TO I-84
VIA HIGHWAY 16 EXTENSION**

84

84



8 MINUTES
FROM I-84 &
THE IDAHO CENTER

4 MINUTES
TO THE NEW
HIGHWAY 16 EXTENSION

20 MINUTES
TO THE
BOISE CORE

STAR

EAGLE

SITE

**UNDER CONSTRUCTION
FUTURE HWY 16
EXTENSION**

**EXIT 38
AT GARRITY
& IDAHO CENTER
BLVD**

**EXIT 42
AT TEN MILE
ROAD**

N. NAMPA

NAMPA

MERIDIAN

THE ONLY CENTRALLY-LOCATED STORAGE CONDOS IN THE VALLEY!
HIGHLY ACCESSIBLE LOCATION VIA MAJOR ROADWAYS



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SEAN EDWARDS

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CONTACT AGENTS FOR SHOWING