



93697 STORAGE DR, NORTH BEND, OR

PROPERTY HIGHLIGHTS:

- 44 Unit Mini-Storage
- Approx 5,000 Sqft
- 3 Distinct Tax Lots
- Deeded Dune Access
- Approx 0.77 Acres

PROPERTY DESCRIPTION:

A rare opportunity to own an established income-producing property with significant upside potential. With space for future expansion, multiple tax lots, and deeded dune access, this property is well-positioned for continued growth.



RANDY HOFFINE
541-260-2651



MARY TRICE
540-808-3982



\$495,000



CURRENT INCOME

\$33,931

ANNUAL GROSS INCOME

\$27,258

ACTUAL NET INCOME

\$6,673

ANNUAL OPERATING EXPENSES

*Established income with additional
opportunity for future growth.*

Pacific
PROPERTIES

Designed to accommodate today's demand while leaving room for tomorrow's possibilities, this property offers the flexibility to evolve alongside the growing needs of the area.

APPROVED
By Cassidy Carr at 4:11 pm, Oct 06, 2023

PROPERTY INFORMATION:
2018 NEIL FAMILY REVOCABLE TRUST
1645 QUIET OAKS DR
ARROYO GRANDE, CA 93420
24-13-11C TL 613
TAX ACCT 99921286

