

**COLDWELL
BANKER** 

TOMLINSON GROUP

COMMERCIAL

**FOR
SALE**

GC SELF STORAGE

417 Laster Street
Caldwell, Idaho

OFFERED FOR \$4,300,000



Presented by:

Rick McGraw 208.880.8889 rickmcgraw54@gmail.com

Investment | Industrial | Land | Office | Retail

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

**FOR
SALE****GC SELF STORAGE****417 Laster Street
Caldwell, Idaho****PROPERTY HIGHLIGHTS**

- Experienced Management Company In Place
- ADA Restrooms
- Low Maintenance
- Surrounded by Residential Roof Tops
- Close to Retail Including Walgreens and Walmart
- Great Location with High Traffic Count

PROPERTY INFORMATION

- 173 Units Completed In Phase 1
- Office Area and Restrooms are Completed
- Located on 5.30 Acres
- Coded Gate Access
- 24-Hour Kiosk Available
- Security Cameras

Phase One Completed

10 X 10	8	4 X 9	3
10 X 20	23	4 X 14	2
10 X 22	44	9 X 10	1
10 X 25	58	9 X 14	1
10 X 30	33	Kiosk	

- 173 Completed Units
- 39,916 Square Footage

**Phase Two Approved To Be Built
by Buyer**

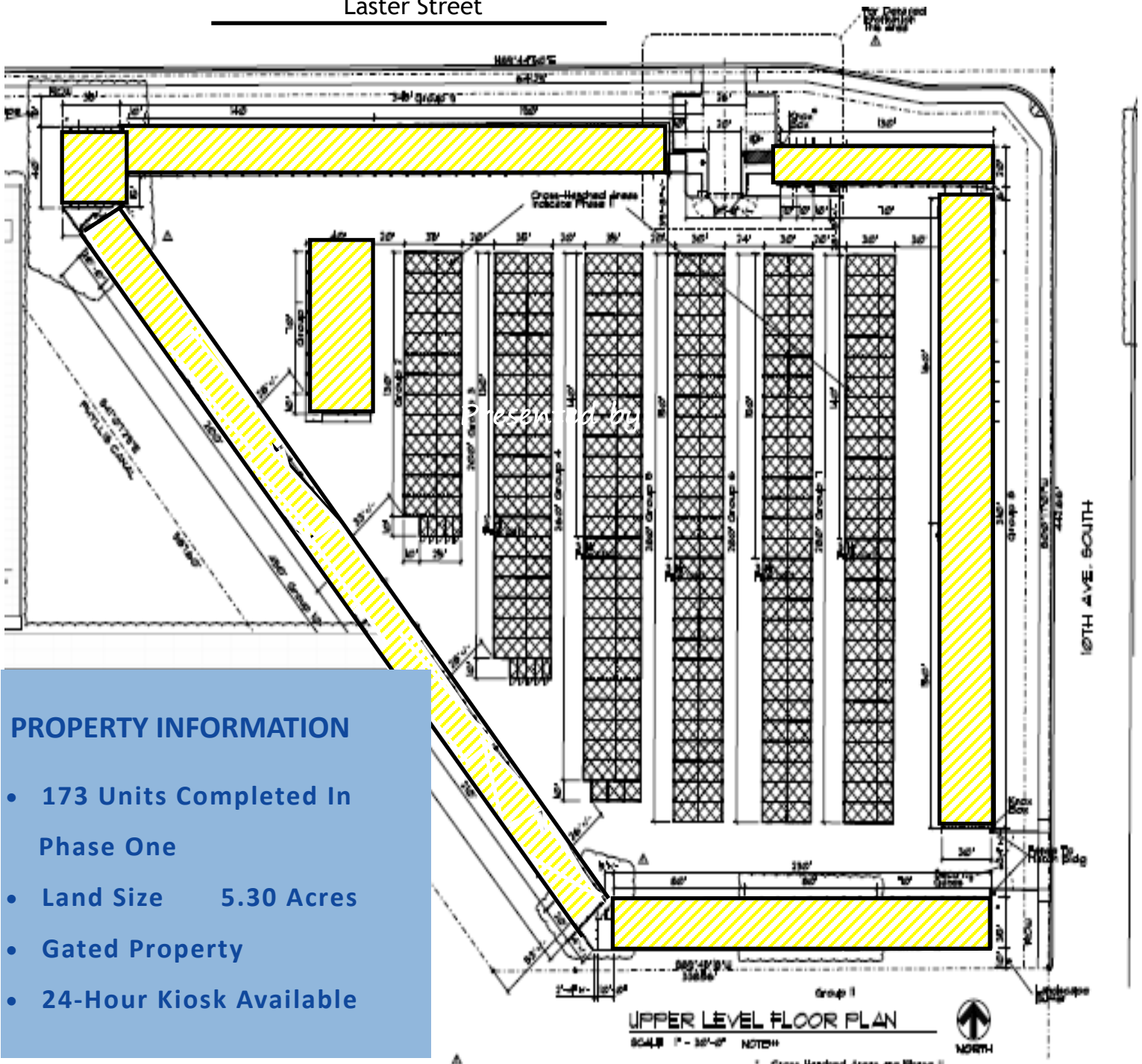
10 X 10	37
10 X 20	87
10 X 15	171

- Estimate to Complete Phase 2 Is Between \$1,100,000 and \$1,200,000
- 295 Units Approved To Be Built In Phase 2
- 46,750 Square Footage

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GC Self Storage Phase One Highlighted

Laster Street



PROPERTY INFORMATION

- 173 Units Completed In Phase One
- Land Size 5.30 Acres
- Gated Property
- 24-Hour Kiosk Available

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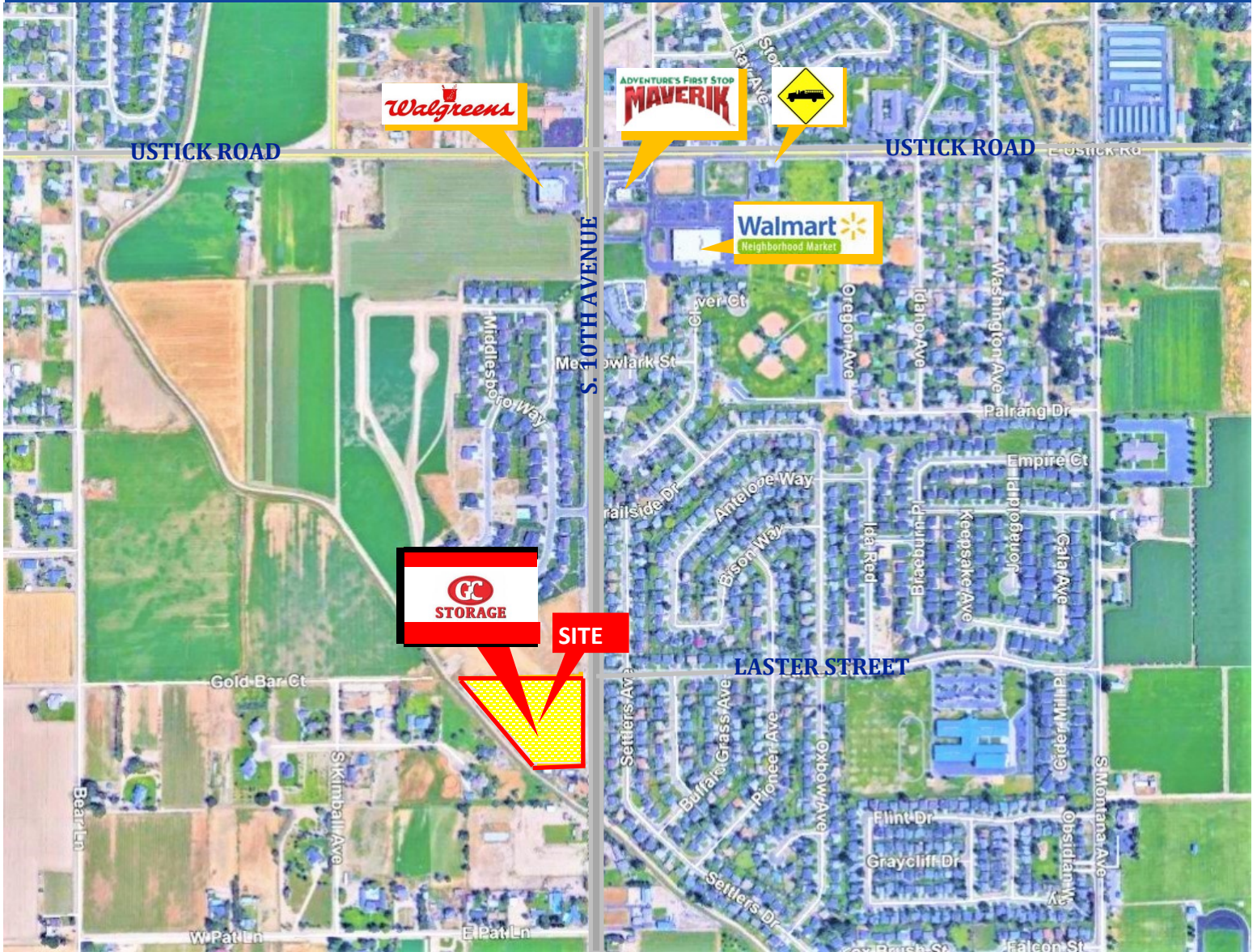
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Caldwell, Idaho

Directions From I-84; Take Karcher Interchange, West on Karcher / Highway 55, North on 10th to 417 Laster Street



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