

FOR SALE

GC SELF STORAGE

417 Laster Street Caldwell, Idaho

OFFERED FOR \$4,850,000



Rick McGraw 208.880.8889 rickmcgraw54@gmail.com

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

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- Price includes 174 Units that are completed in Phase I
- 69 Units completed in Phase II
- Phase III will accommodate up to 220 Units per plan to be completed by Buyer

PROPERTY HIGHLIGHTS

- Experienced Management Company In Place
- ADA Restrooms
- Low Maintenance
- Surrounded by Residential Roof Tops
- Close to Retail Including Walgreens & Walmart
- Great Location with High Traffic Count
- Coded Gate Access
- 24-Hour Kiosk Available
- Located on 5.30 Acres

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



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**174 Storage Units
Completed in
Phase One**

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	

**69 Units in Phase II
have been completed
Units are leasing up**

10 X 15	35	\$85/Month
10 X 20	34	\$100/Month

**Phase III to be completed
by Buyer and will
accommodate up to
220 Units as planned**

10 X 10	28	\$80/month per Unit
10 X 15	130	\$90/month per Unit
10 X 20	53	\$100/month per Unit

Total of 463 Storage Units when all Phases are Completed



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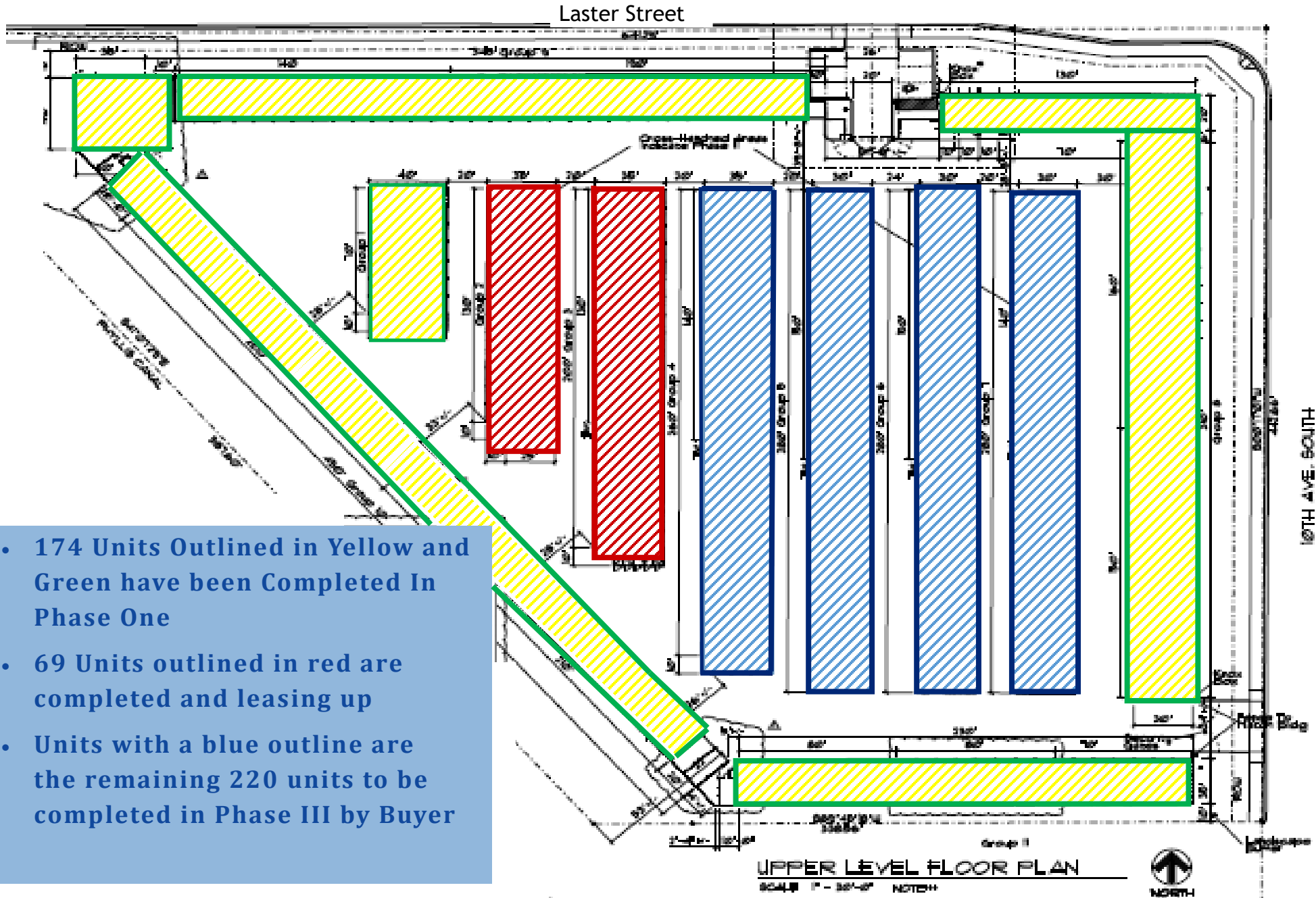
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- 174 Units Outlined in Yellow and Green have been Completed In Phase One
- 69 Units outlined in red are completed and leasing up
- Units with a blue outline are the remaining 220 units to be completed in Phase III by Buyer

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