



**FOR SALE | HIGHWAY 55 SELF STORAGE
OFFERED FOR \$4,999,500**

11 Coho Lane | Donnelly, Idaho 83638

Rick McGraw

208.880.8889

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**COLDWELL BANKER
COMMERCIAL
TOMLINSON**

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

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PROPERTY SUMMARY

- **Price:** \$4,999,500
 - **Parcel Size:** 24.09 acres
 - **Year Built:** 2020 to 2023
- ⇒ Phase I: Built out, paved and in lease up
- ⇒ Phase 2 & 3: 8.7 acres for future expansion
- ⇒ Out Parcels: (9) one acre residential building lots
- **Features:**
- ⇒ 600 AMP power service to site
- ⇒ 108' Well
- ⇒ 10,000 Gallon Water Tank for fire protection
- **Contact Agents for Full Information Package**

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Building G

- Building G is fully insulated with power outlets in each unit for trickle charge.
- Doors can be powered up for remote openers
- Power allows for buildings to be conditioned for tenants

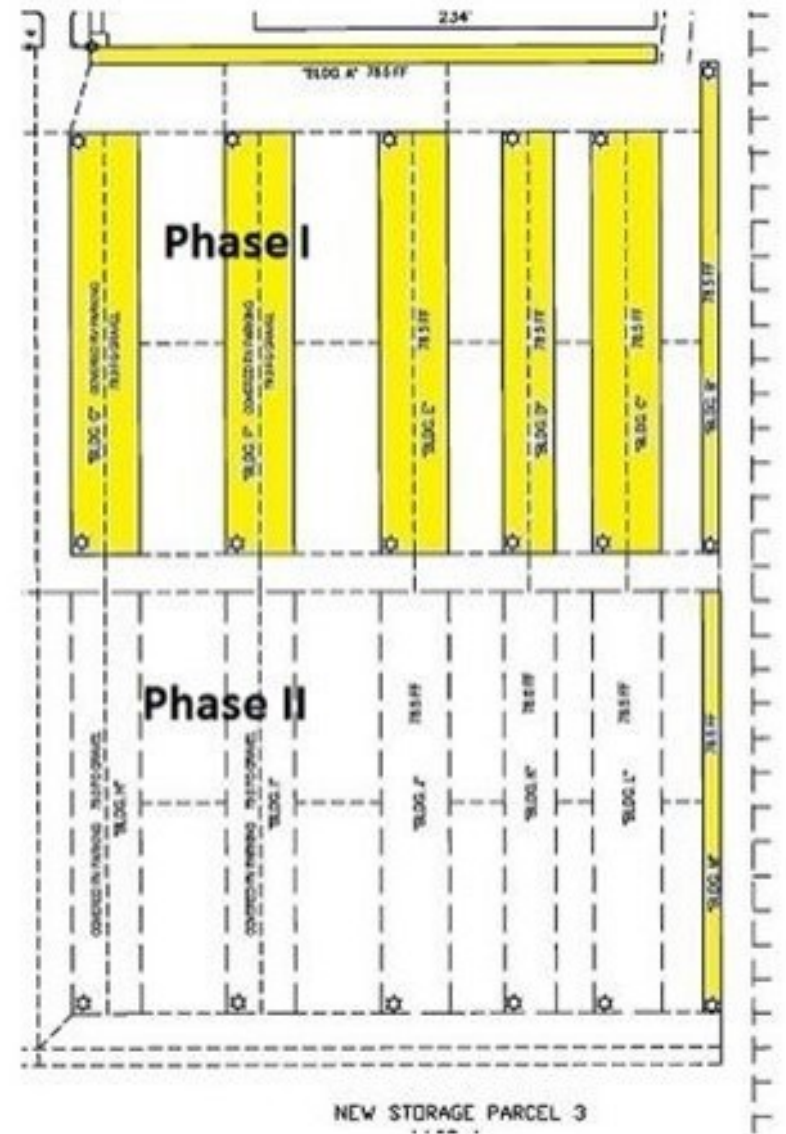


PHASE 1 Opened August 2023

- Building A (32) 10' x 10'
- Building B (28) 10' x 10' (2) 5' x 5'
- Building C (48) 10' x 20' (8) 5' x 5'
- Building D (20) 10' x 30' (8) 10' x 15' (6) 5' x 5'
- Building E (20) 10' x 40' (8) 10' x 20' (8) 5' x 5'
- Building F (18) Covered RV Storage
- Building G (18) 12' x 40'



South Gate Entry



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Main Entry Gate

Property Information

Highway 55 Self-Storage Complex is located just north of Donnelly and about (14) miles south of McCall. Great traffic area that will service Boaters, Hunters, Snowmobilers, RV owners and ATV users as well as local residents. Great place to drop off rigs and toys before heading home to Boise as well. Very close to Tamarack Resort.



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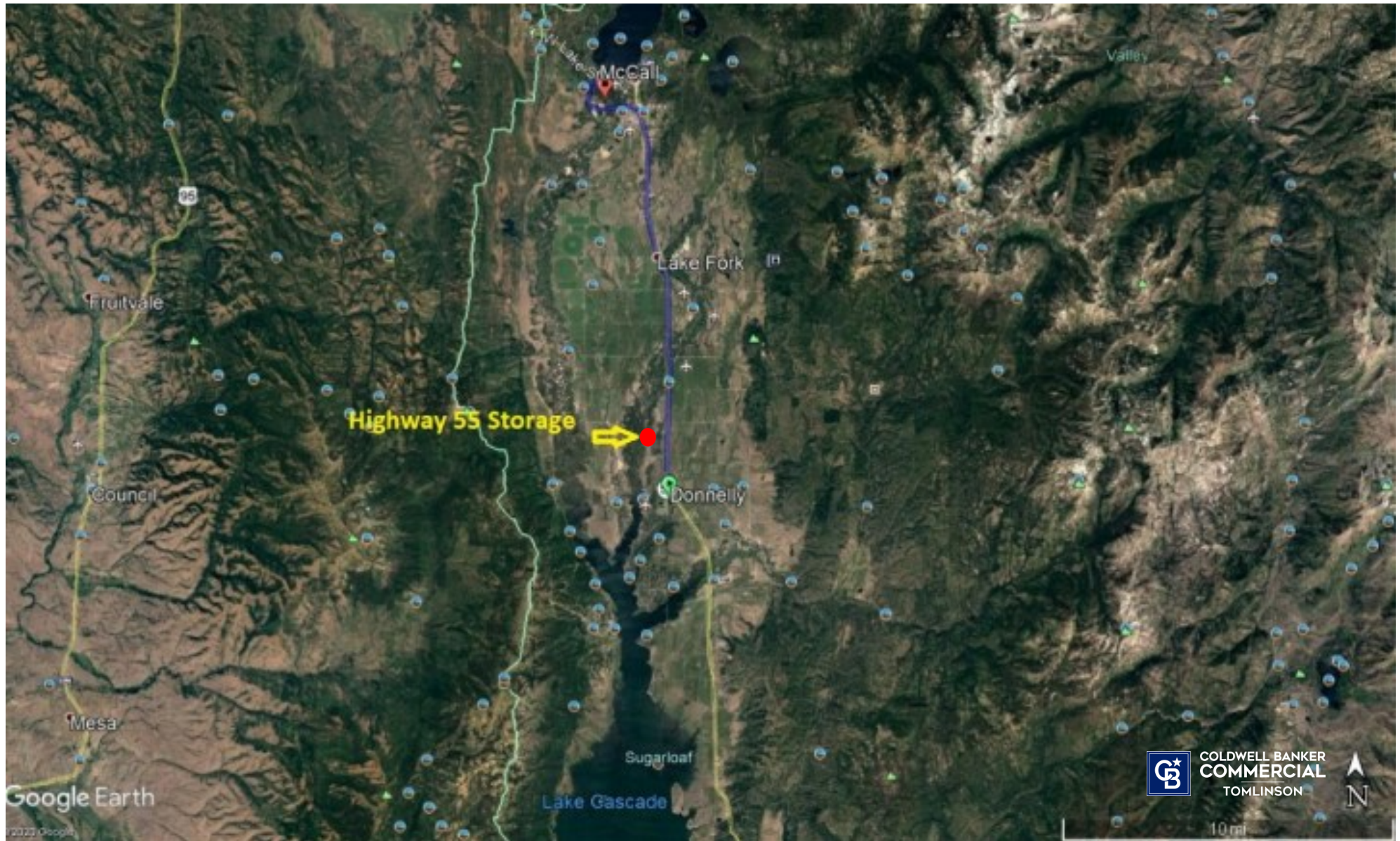


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