



PUBLISHED RESERVE: \$125,000

LAST ASKING: First Time Offered

SIZE: 5.17± Acres

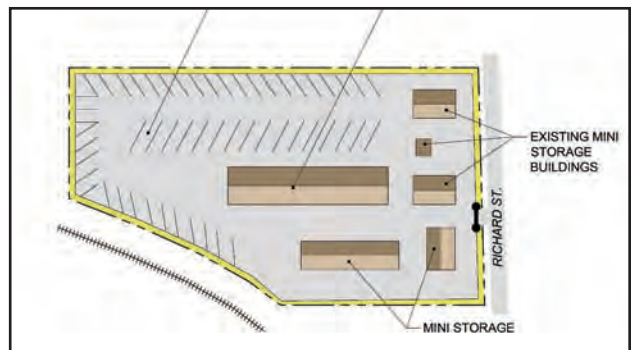
ZONING: AF-10

PROPERTY INSPECTION: At Any time

FINANCING: None – All Cash

DESCRIPTION: This 22 unit mini storage is located at the west end of Sheridan, Oregon, 15 minutes west of the county seat of McMinnville. The storage units are located along NW Richard Street in two buildings of 2,500± square feet each. There is excess land over 4 acres that provide opportunity to develop additional storage units along with a caretaker residence. A medium-security federal correctional institution opened in 1989 and is located nearby. The units are in good condition and currently generate \$335 a month on rental of 5 units, with 17 units not currently rented, providing significant opportunity to increase monthly income with a new owner and operator. Both Sheridan Self Storage and Accuff Storage and Rental are located near the auction property.

LOCATION: 204 NW Richard Street, Sheridan, Oregon.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.