



There is a newer RV /boat storage building which is 34 X 240 feet, or 8,160± square feet, built in 2007, which has twenty stalls with overhead door that is 12 X 34 feet.

Four additional buildings are used for storage and are older three-sided wood frame buildings with corrugated metal siding with gravel floor.

Overall, the five boat and RV storage buildings contain a total of 75 rental units with 20 heated and 55 covered. Monthly rental rates range from \$59 to \$200 per month. There is also open lot storage for 42 units that rent for from \$25 to \$40 per month, with two house boat storage spaces that rent for \$100 per month.



It has been projected that the potential annual gross boat storage income is \$96,000.

The shop building is wood frame construction, and is 2,400± square feet.

The other improvement is a three bedroom, one and one-half bath home that contains 1,652± square feet and is used by the caretaker. The site is fenced, with a controlled access gate. Public water is provided by city of Culver. There is on-site septic.

Redmond is 17 miles from the property.

LOCATION: 9066 SW Feather Drive, Culver, Oregon 97734. Township 12 south, Range 12 east, Section 25, Tax Lot 102

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015