

Self Storage Investment Opportunity



Yenney Storage

434 A St. NE & 2250 Basin St. SW
Ephrata, WA 98823
&
713 Lakemore Dr.
Soap Lake, WA 98851

Presented by:

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LIST PRICE: \$6,850,000—Offers Due: June 12, 2026

INVESTMENT HIGHLIGHTS

- 3-facility portfolio totaling 625 units plus outdoor parking
- Positioned across Ephrata and Soap Lake—capturing a wide regional customer base
- Limited new institutional development in the immediate market
- Significant portion of the portfolio built or expanded between 2015–2023
- Opportunity to add additional units at the Basin Street location (~18,000 SF)
- Opportunity to optimize rents to market and improve operational efficiencies
- Opportunity to implement institutional management practices, and bulk up revenue management, marketing, and ancillary income streams (fees, tenant insurance)
- Potential to drive occupancy and rental rate growth

PROPERTY DETAILS

RSF:	101,424
Units:	625
Year Built:	1998
Expansion:	2015-2023
Acreage:	7.01



