



SEVEN MILE SELF STORAGE

60 Levitch Road
Newport, WA 99156

PRICE: \$659,000 (Price Includes +/- 1.9 Acres for Expansion)

6.5% CAP RATE on in Place Rents/Income
Self Storage Units 59 (9,136 NRSF)

PREPARED BY

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WA ST Lic# 27102 ID ST Lic# DB56923



SEVEN MILE SELF STORAGE

Prime Storage & Expansion Opportunity in Newport, Washington

Location:

Situated on approximately 2.53 acres along the scenic Pend Oreille River and US Hwy 20, this property offers excellent visibility and accessibility in the rapidly growing Pend Oreille County.

Property Highlights:

- Established Facility with over 80% occupancy, catering to the storage needs of local residents and businesses.
- Enclosed & Outdoor Storage options, including large units and recreational vehicle (RV) and boat spaces.
- Significant Expansion Potential: An additional 1.9 acres of vacant land available for development, ideal for adding more covered/enclosed storage units or outdoor parking spaces.
- Prime Location: The only commercially-zoned property between Newport and Usk with the right to expand self-storage operations.
- Proximity to Recreational Areas: Located near a boat launch and direct river access, providing convenient storage options for outdoor enthusiasts.

Facility Features:

- Security: Equipped with security cameras and a new cantilever gate with Open Tech system (installed in 2022) for added peace of mind.
- New perimeter fencing and graveled drive aisles added in 2024
- Remote Management: The facility is currently managed part-time, offering an opportunity for remote operation and minimal on-site involvement. Using Easy Storage Solutions Software.
- Unit Sizes: Storage units ranging from small 5' x 10' units to large, covered 16' x 40' RV/Boat spaces.

Don't miss out on this opportunity to own and grow a successful self-storage business in a thriving community.

<https://www.7mileministorage.com/>

GENERAL INFORMATION

Property Name	Seven Mile Self Storage
Address	60 Levitch Road, Newport, WA 99156
Parcel Number	24064.0101
Market	Newport-Usk-Pend Oreille River
County	Pend Oreille

SITE INFORMATION

Land Size	+/- 110,207 SF (2.53 Acres)
Topography	Level at street grade
Shape	Rectangle
Access	Good
Exposure	Good
Zoning	NR-20 (Pend Oreille County)

IMPROVEMENT INFORMATION

Number of Units	59 Units
Number of Office Spaces	N/A
Avg Unit Size	155 SF
Net Rentable Area SF (NRA)	89,136 Self Storage
Expansion Area SF	32,330 Self Storage
Bldg \$/SF	\$72.13/SF
Number of Buildings	5
Number of Stories	Single Story
Year Built	2007
Class	B/C
Condition	Good
Visibility	Highway 20
Type of Construction	Wood Framed Metal Siding Storage Units Gravel Drive Aisles

VALUATION SUMMARY

Gross Income Potential	\$74,160
Vacancy/Concessions	20.0% (-\$14,832)
Tenant Protection Income	\$2,520
Late Fee Income	\$450
Effective Gross Income	\$62,298

Operating Expenses (Current)

Real Estate Taxes	\$1,361
Property Insurance	\$1,299
Management	\$5,000
Maintenance	\$1,253
Utilities (Electric/Phone/WiFi)	\$2,455
Advertising	\$2,312
Credit Card Processing	\$2,923
Internet/Security/Software/Gate	\$5,025

Expansion Permitted 1.9 Acres
Monthly Additional Income \$8,000/Mo.
Annual Additional income \$96,000/Yr.
Build Costs \$65/SF (11,385) \$740,025

Total Expenses	-\$21,628 (34% of Gross Income)
Net Operating Income	\$40,670
Asset Valuation	\$559,000 (7.27% CAP Rate)
Self Storage	\$72.13/SF
Additional Land +/- 1.9 Acres (82,764 SF)	\$100,000 (\$1.21/SF)

STRENGTHS

- Located along the Highway and between boat launches
- Stabilized occupancy
- New Gate, Security, and Software Added in 2022.
- Only commercial property in area that can have self storage
- Low management responsibilities

OPPORTUNITIES

- Room to expand on existing parcel Approx. 1.9 Acres
- Add much-needed large enclosed Boat/RV spaces
- Storage rental demand is high in the Newport/Pend Oreille market
- Add New Units, Truck Rental



SUBJECT UNIT MIX

Seven Mile Self Storage												
Unit Type Name	Unit SF	Total SF	Total Units	Occ Units	Vacant Units	Occ%	Current AVG Rental Rate	\$/SF Rented	Current Monthly Rental Income	Current Annual Income	Potential Monthly Rental Income	Potential Annual Rental Income
5x10	50	500	10	6	4	60%	\$68	\$1.37	\$405.00	\$4,860	\$600	\$7,200
8x10	80	320	4	3	1	75%	\$73	\$0.94	\$219.99	\$2,640	\$280	\$3,360
6x16	96	1,536	16	15	1	94%	\$85	\$0.86	\$1,275	\$15,300	\$1,200	\$14,400
10x10	100	200	2	2	0	100%	\$64	\$1.00	\$127.50	\$1,530	\$220	\$2,640
10x16	160	480	3	3	0	100%	\$110	\$0.69	\$330.00	\$3,960	\$330	\$3,960
10x20	200	3,000	15	15	0	100%	\$146	\$0.73	\$2,194.05	\$26,329	\$2,400	\$28,800
40x10	400	2,800	7	3	4	43%	\$150	\$0.23	\$450.00	\$5,400	\$1,050	\$12,600
15x10 PARK	150	300	2	1	1	50%	\$40	\$0.33	\$40.00	\$480	\$100	\$1,200
		9,136	59	48	11	81%		\$0.67	\$5,041	\$60,498	\$6,180	\$74,160



ARA
AMERICAN REAL ESTATE ASSOCIATES



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Seven Mile Mini Storage

4.9 ★★★★★ 7 Google reviews

Self-storage facility in Pend Oreille County, Washington

Website

Directions

Reviews

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Address: 60 Levitch Rd, Newport, WA 99156

Phone: (509) 992-4215

Seven Mile Mini Storage

60 Levitch Rd, Newport, WA 99156, United States

[Write a review](#)

4.9 ★★★★★ 7 reviews ⓘ

Sort by

✓ Most relevant

Newest

Highest rating

Lowest rating



Pamela Peeks

7 reviews · 4 photos

★★★★★ 10 months ago

Easy access off the hwy, very reasonable rates.



Seven Mile Mini Storage (Owner)

9 months ago

Thank you Pamela! We appreciate you.



Lynette Brice

11 reviews

★★★★★ 2 months ago

My stuff was there 26 months. It's a good place to store stuff. Secure and safe.

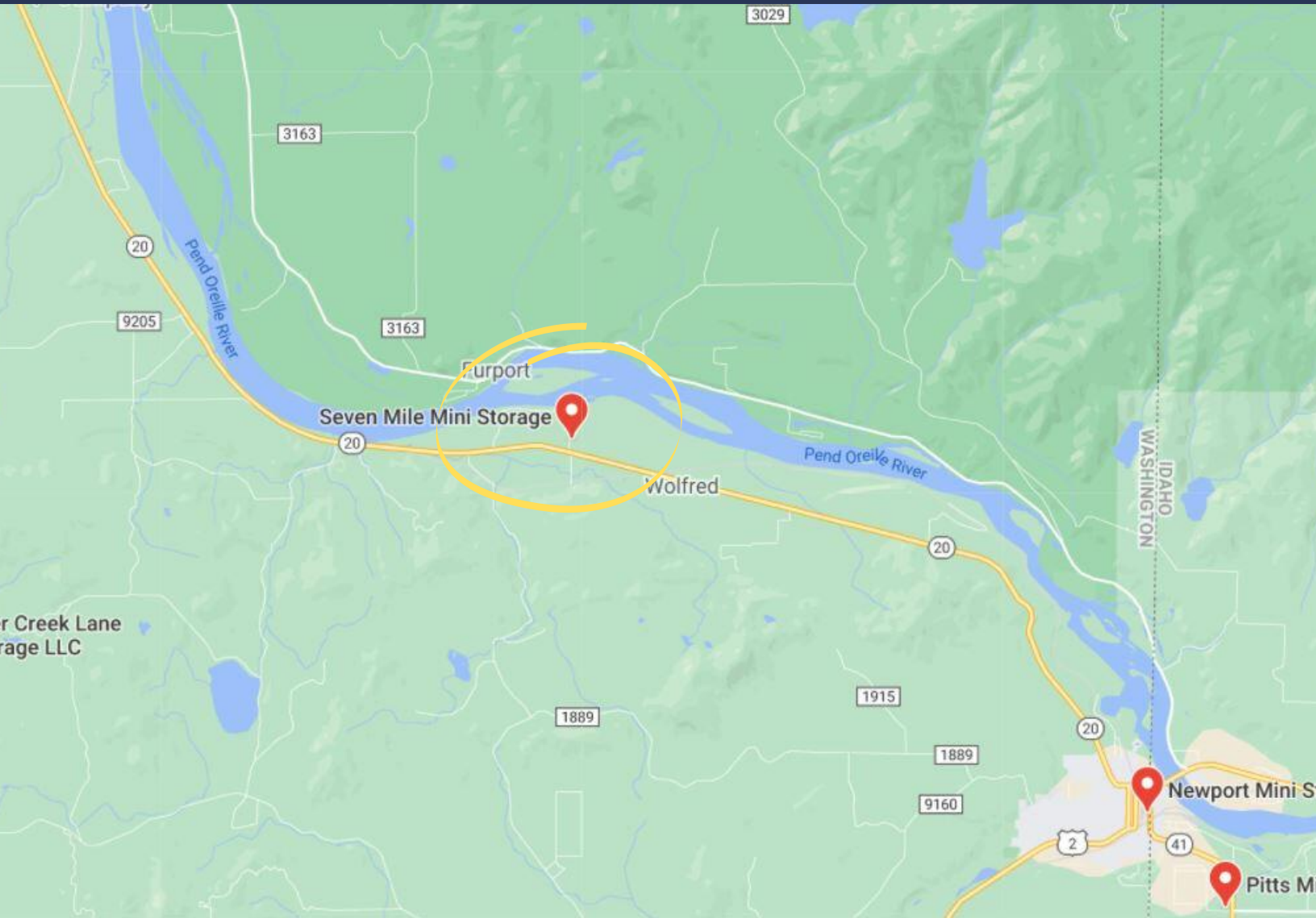
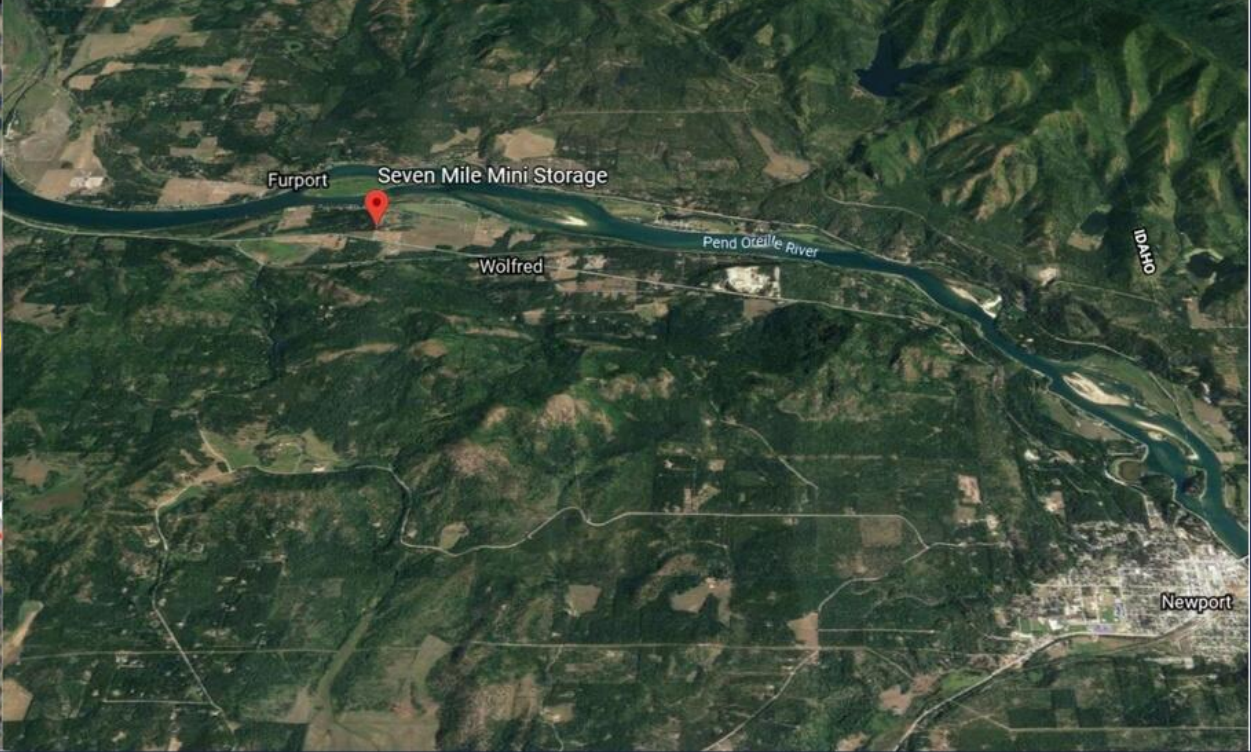


Like

Response from the owner 2 months ago

Thank you Lynette! We appreciate your business and look forward to helping you in the future!

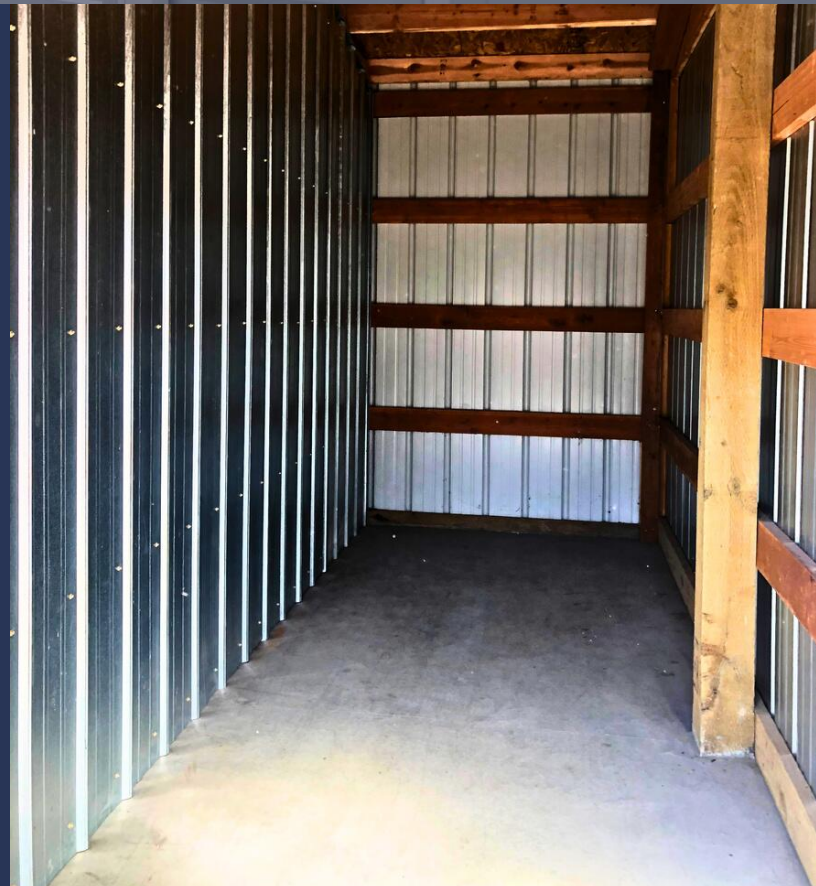
AERIAL PHOTOGRAPH



SUBJECT PROPERTY PHOTOS



SUBJECT PROPERTY PHOTOS





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Clients Include

StorageMart
West Coast Self Storage
Storage Solutions
SnapBox Storage
National Storage Affiliates (NSA)
BuxBear Storage
Numerous Other Storage Operators

Ryan Layton is the Designated Broker and President of American Real Estate Associates, Inc. Ryan's diverse and extensive background in Business Operations along with Self-Storage ownership helps to bring a full understanding of how real estate decisions affect his client's bottom line.

With 20 years of real estate brokerage, Ryan knows all aspects of commercial Real Estate including Self-Storage, Industrial, Multi-Family, and Office Leasing. He represents owners and buyers while guiding them through each transaction. He conducts business with the highest integrity while conveying his high energy, enthusiasm, and exceptional professional work ethic in assisting with identifying and fulfilling real estate needs. He is a proactive problem solver with a proven track record. In his free time, Ryan enjoys golfing, water/snow skiing, and HS wrestling coaching.

- Member of the Washington State Commercial Brokers Association (CBA)
- Board Member Washington State Self Storage Association (WASSA)
- Eastern Washington/Idaho Argus Self Storage Advisor
- \$150 Million in Self Storage Transactions (2023-2024)
- Owner of \$88.5M Investment Real Estate (Self Storage, Retail, Office, and Daycare)
- President/Owner of American Real Estate Associates, Inc. 2004-2024
- Designated Broker in Washington State and Idaho

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