

LEGACY
REAL ESTATE

FOR SALE

283 S MAIN ST. FALLS CITY, OR

JAMES HAUGE PRINCIPAL BROKER
LEGACY REAL ESTATE | JAMESH@LEGACYRE.COM | 503-877-2101



OFFER SUMMARY

\$465,000

PURCHASE PRICE



**Income-generating
Self-Storage Units
with additional
develop. opportunity
on 5.5 acres.**

The property currently includes 40 existing storage units recently updated with fresh paint, pressure washing, new gutters, and additional fixtures.

Approximately 2 acres are available for new construction — including a prominent ¼-acre corner site and nearly 2 acres along the side.

Zoned Commercial Industrial, this site is ideal for additional storage units, RV park spaces. A rare chance to build alongside existing income-generating property.

PROPERTY INFORMATION

Address	283 S Main St. Falls City, OR 97344-9763
County	Polk
Year Built	2007
No. Buildings	1
No. Units	40 Self-Storage Units (8'x12')
APN	295473
Building Sq Ft	4,050
Acres	5.53
Lot Sq Ft	240,887
Zoning	Commercial Industrial

HIGHLIGHTS

- Existing Income: 40 Storage units recently updated
- Approx. 2 acres available for new development
- Nearby RV Park
- Flexible Development Options
- High-Utility Property for investors or owner-operators





STORAGE UNIT BUILDING



YTD ACTUALS

Green Haven Storage Units

INCOME

	MONTHLY	ANNUAL
Rent	\$3,400.00	\$40,800.00
Vacancy (27.5%)	\$935.00	\$11,200.00
Effective Gross Rent	\$2,465.00	\$29,580.00

EXPENSES

	MONTHLY	ANNUAL
Property Taxes	\$160.42	\$1,925.08
Insurance	\$175.00	\$2,100.00
Utilities	\$31.42	\$377.00
Landscape	\$8.33	\$100.00
Security	\$14.90	\$178.80
Merchant Processing	\$51.67	\$620.04
Total Expense	\$441.74	\$5,300.92

\$24,279.⁰⁸

NET OPERATING INCOME

ANNUAL

5.22%
CAP RATE

PRO FORMA

Green Haven Storage Units

INCOME

	MONTHLY	ANNUAL
Rent	\$3,400.00	\$40,800.00
Vacancy (7%)	\$238.00	\$2,856.00
Effective Gross Rent	\$3,162.00	\$37,944.00

EXPENSES

	MONTHLY	ANNUAL
Property Taxes	\$160.42	\$1,925.00
Insurance	\$175.00	\$2,100.00
Utilities	\$31.42	\$377.00
Landscape	\$50.00	\$600.00
Security	\$14.83	\$178.00
Merchant Processing	\$51.67	\$620.00
Maintenance	\$20.83	\$250.00
Total Expense	\$504.17	\$6,050.00

\$31,894.⁰⁰

NET OPERATING INCOME

ANNUAL

6.86%
CAP RATE

CONTACT



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