



**PUBLISHED RESERVE:** \$125,000

**LAST ASKING:** \$149,000

**SIZE:** 2,000± square foot building on 1.21± acres

**ZONING:** C2 – General Commercial

**PROPERTY INSPECTION:** Please call Auction Information Office to arrange: 1-800-845-3524.

**FINANCING:** None – All Cash

**DESCRIPTION:** This 30-unit operating mini-storage facility is located in Lewiston, Trinity County, approximately four miles off Highway 299, and 35± miles west of Redding. The mini-storage was built in 2003 and is located on the southeastern side of Rush Creek Road in an area comprised of mixed commercial and residential uses. Improvements consist of a 2,000± square foot, thirty unit mini-storage building and a 900± square foot shop/warehouse. The mini-storage is a steel framed, non-insulated building with corrugated metal siding with metal roll-up, hand-operated doors. It is comprised of ten units measuring 10 feet by 10 feet which rent for \$68 per month, and twenty units measuring five feet by ten feet which rent for \$48 per month.

The shop/warehouse is wood-frame, non-insulated with wood-panel siding. It has an office and restroom and rents for \$950 per month. (See Supplemental Information Package for current operating statements.) The mini-storage is approximately 40% occupied, and the shop/warehouse space/office is vacant. There is approximately 15,000± square feet of surplus land to the eastern end of the property that would allow for additional expansion, or reuse as outside storage.

The site is served with public water and on-site septic. A Phase I environmental site assessment did not report any adverse environmental issues. (See Supplemental Information Package for report.)

**LOCATION:** 8540 Rush Creek Road – Lewiston, California. APN: 025-320-29

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 15, 2013