

# For Sale

## The Storage Bin Eagle River AK



**\$2,950,000 Includes 2 Bedroom 1 Bath Managers Apartment**

**2.25 Fenced Gravel Acres with 17,456 Sq of Building's  
37 Foot Well Drilled & Cased  
& All FF&E Possible  
Owner finance AOC**

**STEWART SMITH**

C: (907) 727-8686

Email: [Stewart@StuSell.com](mailto:Stewart@StuSell.com)



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SSS COMMERCIAL REAL ESTATE • 2521 E Mountain Village Road #B PMB 727 Wasilla AK

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# Disclaimer

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Each interested party should conduct his or her own due diligence investigation. The reader of this package is hereby instructed to verify all information contained herein. The reader is also instructed to seek legal advice as well as accounting advice as to the effects of this transaction.

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# Information

**Legal:** Lot 28 & Lot 29 of T14NR2WSection 11 Seward Meridian

Total Both Lots 2.25 Acres 98,217 SF.

**Interior/** Apt is 1019 SQF (2 Bedroom 2 Bath)

**Exterior** Building #1 2308 SQF Building #2 4596 SQF Building #3 442 SQF

**Summery**

Building #4 969 SQF Building #5 1508 SQF Building Office 288

Building #6 3893 Building #7 2433 SQF Building Covered Pouches All  
873 Square foot Total All 17,455 SQF

**SalePrice:** \$2,950,000 Possible Owner Finance with Large Down Payment OAC

**Summary:**

Great mini storage facility located on the corner of Artillery Road and Eagle View Drive Eagle River AK 99577 Fully fenced 2.25 acres incorporates seven buildings with managers unit on 2nd floor two-bedroom1 bath additional garage unit. Built in 1977 208 total rent-able units plus outside storage of approximately 50 stalls all gravel base. Great visibility from Glenn highway interchange Property has extra areas for snow storage. Current sellers are retiring so makes and great opportunity for new management currently running approximately 60% occupancy zoned CE I One light industrial

Contacting Listing Broker Licensee for Private Showing

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# Untitled Map

Write a description for your map.

Eagle Academy Charter School

Artillery Rd

## Legend

-  16330 Artillery Rd
-  Eagle Academy Charter School
-  The Storage Bin

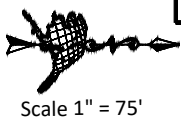
The Storage Bin

16330 Artillery Rd

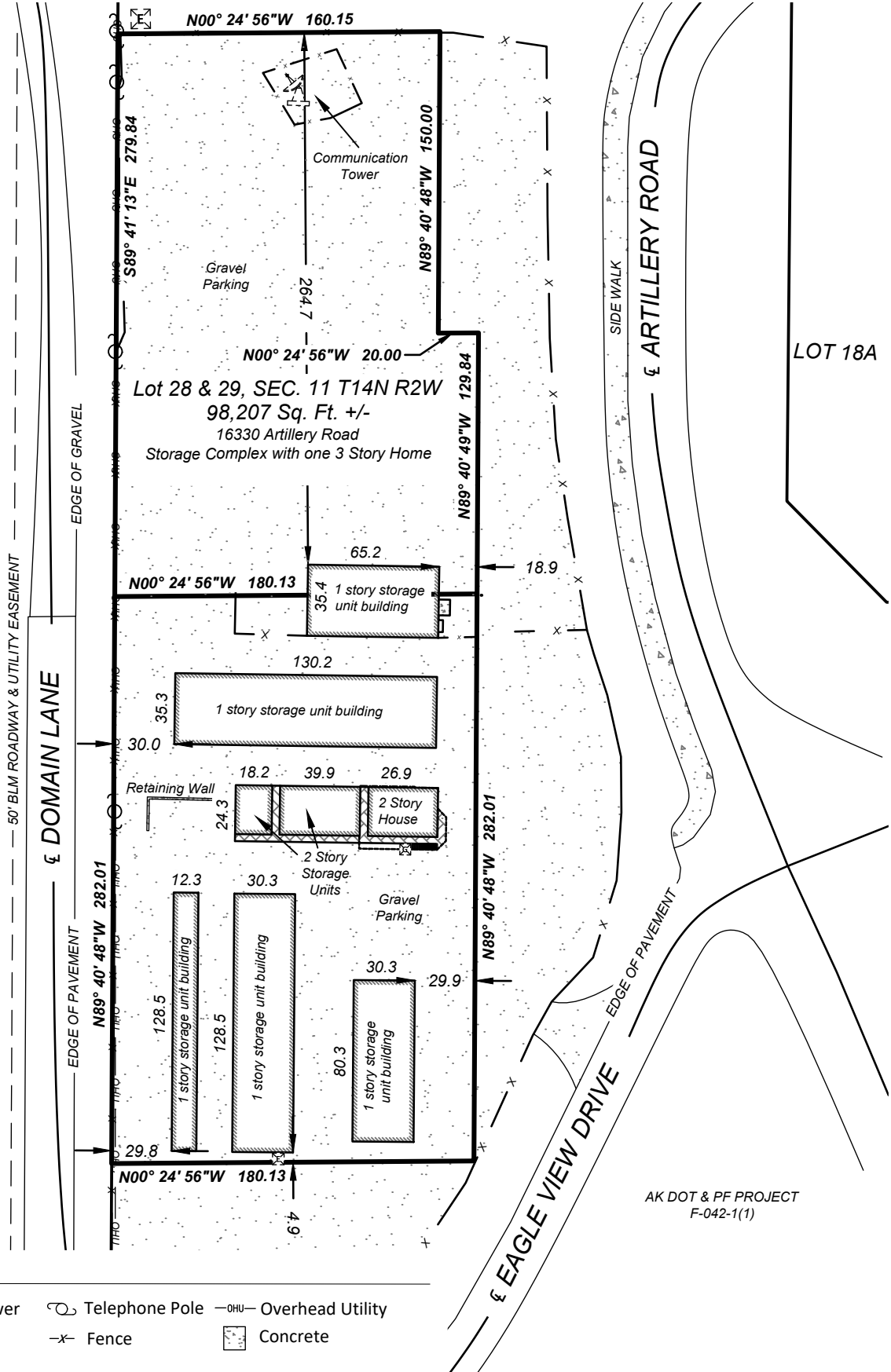
Domain Ln

Domain Ln





Scale 1" = 75'



TRACT A  
SAINT ANDREW SUBD.  
PLAT #2005-157

LOT 18A

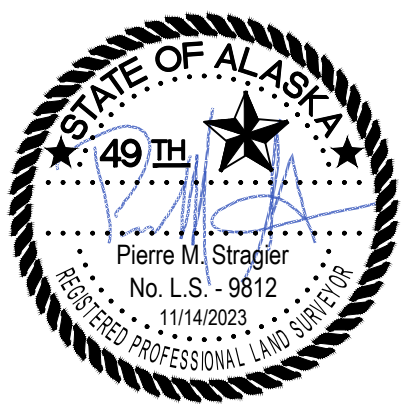
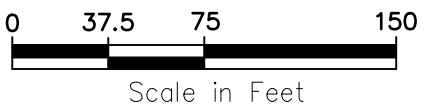
AK DOT & PF PROJECT  
F-042-1(1)

**Legend:**

- Electric Meter/Outside Power
- Telephone Pole
- Overhead Utility
- Gas Meter
- Deck
- Fence
- Concrete

**General Notes:**

1. This document is created for the purpose of a single property transaction and is subject to Federal Copyright Laws.
2. Excepting for gross negligence, the liability for this survey shall not exceed the cost of preparing this survey.
3. All measurements/setbacks are to the visual/apparent building footprint.
4. All dimensions to property lines are plus/minus 0.1ft.



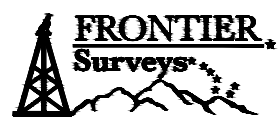
PROFESSIONAL SEAL

This survey complies with the ASPLS Mortgage Location Standards. The survey represents visible improvements and conditions at the time of the survey. This document does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may reveal. It is the responsibility of the Owner to determine the existence of any easements, covenants, or restriction which do not appear on the record plat. Under no circumstances should this document be used for construction or for establishing a boundary or fence line.

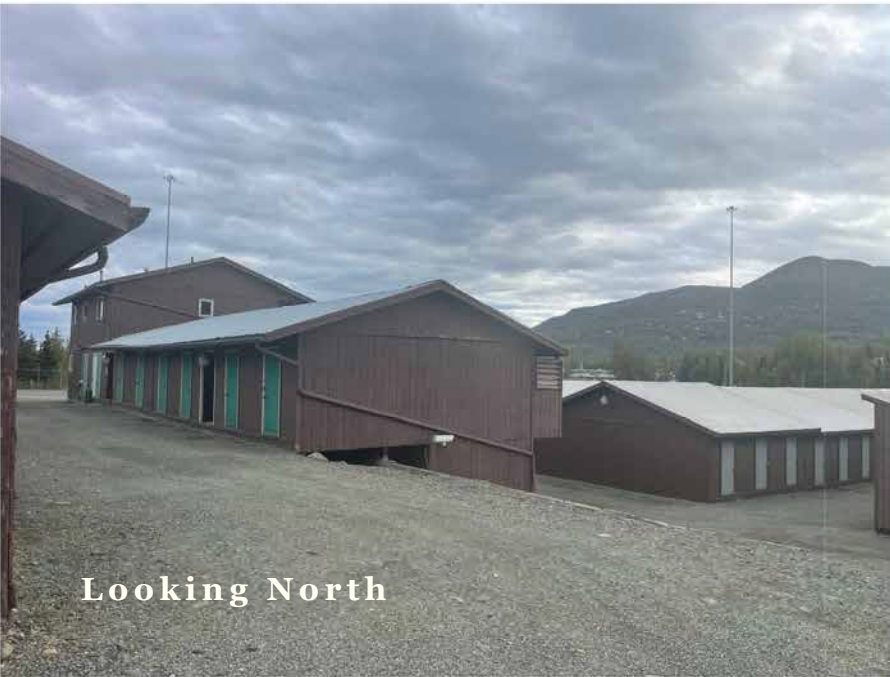
**As-Built Survey of:**  
**Government Lots 28 & 29 T14N R2W Section 11**

I, Pierre Stragier, hereby certify that this Mortgage Inspection Survey was performed by me, or under my direct supervision on October 30th, 2023.

Frontier Surveys, LLC  
650 W. 58th Ave. Suite E Anchorage, Alaska 99518  
907.460.1686 - info@frontiersurveys.com  
www.frontiersurveys.com



# Photographs



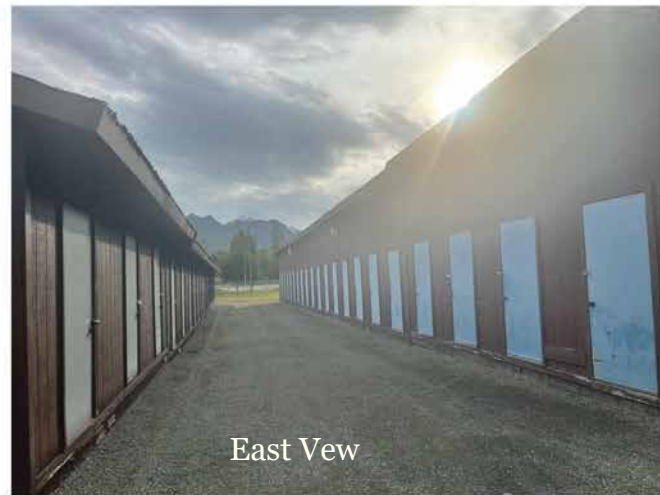
Looking North



Looking East



West view



East View

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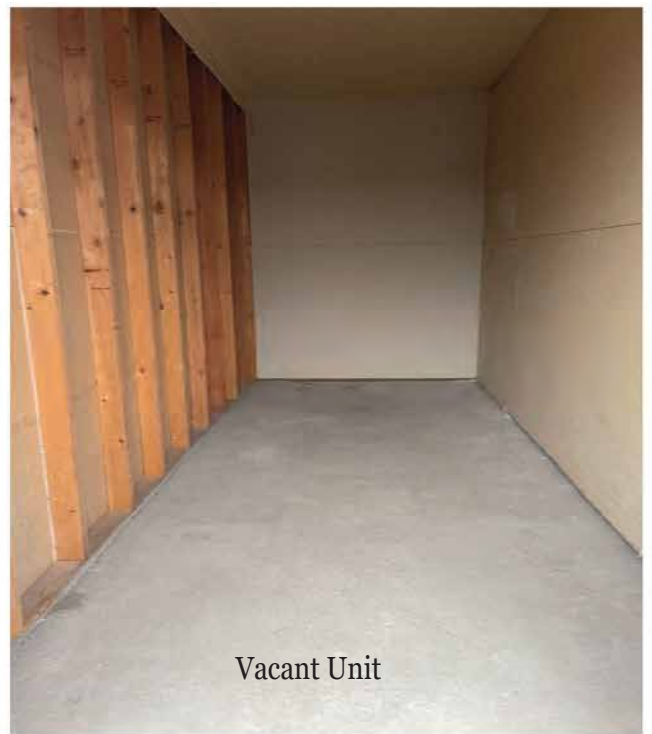
South West View



West View



Managers Housing



Vacant Unit

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# Photographs



New Tractor



Tractor Attachments



Plow Truck 57,000 KMiles



Lift Basket

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Description of Property" indicates DISPOSED	Date PlacedIn Service	Business Use%	Cost or OtherBasis	Sec. 179 Deduction	SpecialAllowance	RecoveryBasis	Recovery Period	Method	Con-vention Code	Prior Accum. Deprec., 179, Bonus	2022 Deprec.	2022 Accum.Deprec.
COMPUTER	7/4/2013	100.00%	1,374	0	687	687	5.0	200DB	MQ3	1,374	0	1,374
Total: 5-yr Computers (not listed)			1,374	0	687	687				1,374	0	1,374
<b>7-yr General ouroose tools, machinery, and equipment</b>												
GATE	10/24/2012	100.00%	672	0	336	336	7.0	200DB	MQ4	672	0	672
SIGN	11/26/2012	100.00%	1,304	0	652	652	7.0	200DB	MQ4	1,304	0	1,304
UTILITY CART	12/7/2012	100.00%	605	605	0	0	7.0	200DB	MQ4	605	0	605
WATER HEATER	4/30/2014	100.00%	1,017	0	509	508	7.0	200DB	HY	1,017	0	1,017
FURNACE	7/1/2016	100.00%	2,965	0	1,483	1,482	7.0	200DB	HY	2,766	132	2,898
TABLE SAW	7/1/2018	100.00%	2,000	2,000	0	0	7.0	200DB	HY	2,000	0	2,000
LAWN MOWER	6/1/2017	100.00%	2,154	0	1,077	1,077	7.0	200DB	MQ2	1,928	96	2,024
SIGN	11/2/2017	100.00%	672	0	672	0	7.0	200DB	MQ4	672	0	672
SIGN	11/2/2017	100.00%	1,208	0	1,208	0	7.0	200DB	MQ4	1,208	0	1,208
WATER HEATER	6/1/2021	100.00%	729	0	729	0	7.0	200DB	HY	729	0	729
WELL PUMP	7/1/2021	100.00%	1,962	0	1,962	0	7.0	200DB	HY	1,962	0	1,962
WATER FILTER	7/1/2021	100.00%	1,878	0	1,878	0	7.0	200DB	HY	1,878	0	1,878
FURNACE	6/1/2022	100.00%	3,433	0	3,433	0	7.0	200DB	HY	0	0	3,433
2022 BRANSON TRACTOR	6/13/2022	100.00%	39,010	0	39,010	0	7.0	200DB	HY	0	0	39,010
Total: 7-yr Genl purp tools, mach,			59,609	2,605	52,949	4,055				16,741	228	59,412
LAND	3/1/2008	100.00%	85,000	0	0	85,000	0			0	0	0
LAND	10/1/2008	100.00%	348,609	0	0	348,609	0			0	0	0
Total: Land			433,609	0	0	433,609				0	0	0
<b>39-yr Nonresidential and commercial real estate</b>												
IMPROVEMENTS	3/1/2008	100.00%	186,000	0	0	165,000	39.0	SL/GDS	MM	66,819	4,231	71,050
IMPROVEMENTS	10/11/2008	100.00%	676,711	0	0	676,711	39.0	SL/GDS	MM	229,183	17,351	246,534
BATHROOM RENOVATION	7/1/2016	100.00%	5,800	0	0	5,800	39.0	SL/GDS	MM	813	149	962
Total: 39-yr Nonresidential real estate			847,511	0	0	847,511				296,815	21,731	318,546
<b>5-yr SUV and certain trucks and vans &gt; 6,000 pounds</b>												
2004 FORD F-250	9/30/2015	100.00%	18,200	0	9,100	9,100	5.0	200DB	HY	18,199	0	18,199
Total: 5-yr SUV/truck/van > 6,000 lbs			18,200	0	9,100	9,100				18,199	0	18,199
<b>Ending Totals</b>			<b>1,360,303</b>	<b>2,605</b>	<b>62,736</b>	<b>1,294,962</b>				<b>333,129</b>	<b>250</b>	<b>397,531</b>

Storage Bin LLC  
**Profit & Loss**  
 January through December 2021

	Storage Operations
	<u>Jan - Dec 21</u>
Ordinary Income/Expense	
Income	
Refunds	-1,210.49
Storage Income	62,364.32
Storage Income - Paypal	120,179.79
Uncashed Checks	45.70
Total Income	<u>181,379.32</u>
Expense	
Advertising and Promotion	5,310.01
Automobile Expense	4,773.41
Bank Fees	4,431.58
Depreciation Expense	26,551.00
Dues and Subscriptions	200.00
Insurance Expense	7,638.49
Interest Expense	76,902.58
Office Supplies	1,940.61
Payroll Expenses	32,744.48
Postage & Delivery	553.70
Repairs & Maintenance	3,246.60
Supplies	1,164.85
Taxes and Licenses	23,623.42
Telephone	2,786.74
Tool Rental	1,291.35
Utilities	9,255.37
Total Expense	<u>202,414.19</u>
Net Ordinary Income	-21,034.87
Other Income/Expense	
Other Income	
Interest Income	6.48
PPP Loan	5,207.00
Total Other Income	<u>5,213.48</u>
Net Other Income	<u>5,213.48</u>
Net Income	<u><u>-15,821.39</u></u>

**Depreciation, Payroll, Interest = \$136,197**  
**Above is Included but Discretionary Expenses**  
**Free Housing Not Included**

Storage Bin LLC  
**Profit & Loss**  
 January through December 2022

	Storage Operations
	<u>Jan - Dec 22</u>
Ordinary Income/Expense	
Income	
Refunds	-1,047.19
Storage Income	61,598.23
Storage Income - Paypal	130,870.98
Uncashed Checks	1,913.83
Total Income	<u>193,335.85</u>
Expense	
Advertising and Promotion	6,306.80
Automobile Expense	5,139.86
Bank Fees	5,035.28
Depreciation Expense	64,402.60
Dues and Subscriptions	380.00
Employee Meeting	21.99
Insurance Expense	8,401.77
Interest Expense	76,296.13
Office Supplies	1,257.85
Payroll Expenses	35,515.48
Postage & Delivery	437.26
Repairs & Maintenance	5,699.53
Taxes and Licenses	23,625.46
Telephone	2,925.23
Tool Rental	375.00
Utilities	8,594.62
Total Expense	<u>244,414.86</u>
Net Ordinary Income	-51,079.01
Other Income/Expense	
Other Income	
Interest Income	10.67
Total Other Income	<u>10.67</u>
Net Other Income	<u>10.67</u>
Net Income	<u><u>-51,068.34</u></u>

**Depreciation, Payroll, Interest = \$176,213 Above is Included but Discretionary Expenses Free Housing Not Included**

Storage Bin LLC

**Profit & Loss**

January through September 2023

Storage  
Operations

Jan - Sep 23

Ordinary Income/Expense	
Income	
Refunds	-2,037.89
Storage Income	40,671.62
Storage Income - Paypal	103,707.98
Total Income	<u>142,341.71</u>
Expense	
Advertising and Promotion	5,077.19
Automobile Expense	3,447.37
Bank Fees	3,551.56
Dues and Subscriptions	685.00
Insurance Expense	6,280.38
Interest Expense	56,975.89
Miscellaneous Expense	-451.58
Office Supplies	1,718.32
Payroll Expenses	811.05
Repairs and Maintenance	3,996.65
Supplies	335.99
Taxes and Licenses	14,554.29
Telephone	2,151.76
Utilities	6,751.42
Total Expense	<u>105,885.29</u>
Net Ordinary Income	<u>36,456.42</u>
Other Income/Expense	
Other Income	
Interest Income	19.26
Total Other Income	<u>19.26</u>
Net Other Income	<u>19.26</u>
Net Income	<u><u>36,475.68</u></u>

Payroll, Interest = \$57,786 Above is  
Included but Discretionary Expenses  
Free Housing Not Included

**STORAGE BIN**

16330 Artillery Road, Eagle River, AK 99577

**VACANCY HISTORY**

09/01/23

Unit Size:	Rental Rate:	Total # Of Units:	Currently Vacant:	Per Cent Vacant:	*** Year-To-Date Vacancy ***		
					# of Days:	% Days:	Rent Loss:
5x5	65.00	12	6	50	1452	50	3146.00
5*5	70.00	10	7	70	1694	70	3952.67
6X6	70.00	32	20	63	3918	51	9142.00
5X8	80.00	8	7	88	1694	88	4517.33
5*10	105.00	6	3	50	726	50	2541.00
6X12	100.00	22	5	23	1210	23	4033.33
6x15	110.00	36	13	36	2500	29	9166.67
9*10	130.00	2	1	50	242	50	1048.67
10x10	125.00	6	1	17	12	1	50.00
10*10	140.00	2	1	50	242	50	1129.33
8x15	135.00	12	2	17	287	10	1291.50
10x12	135.00	8	0	0	0	0	0.00
9x18	170.00	4	3	75	726	75	4114.00
11x16	185.00	2	2	100	484	100	2984.67
11*16	0.00	0	0	0	0	*****	0.00
10x20	225.00	6	0	0	0	0	0.00
10*20	250.00	4	1	25	242	25	2016.67
Y25	95.00	25	4	16	110	2	348.33
Y32	105.00	30	6	20	683	9	2390.50
Y40	145.00	1	0	0	0	0	0.00
Y20	65.00	0	0	0	0	*****	0.00
		<b>228</b>	<b>82</b>	<b>36</b>			<b>51872.67</b>