



CHELAN BOAT STORAGE

1110 E. Woodin Ave.
Chelan, WA 98816

INVESTMENT OFFERING



CASTER INVESTMENT GROUP
Self Storage Advisors

208.938.4000
533 E. Riverside Dr., Ste. 104, Eagle, ID 83616



CONFIDENTIALITY AGREEMENT

SIGN AND RETURN VIA EMAIL OR FAX TO:

Trevor Caster – Caster Investment Group, 533 E. Riverside Drive – Ste. 104, Eagle, ID 83616
Email: trevor@casterinvestment.com - **Fax:** 208-506-7858

In connection with the offering of Chelan Boat Storage located at 1110 E. Woodin Ave., Chelan, WA 98816 (“Property”) for sale by Caster Investment Group, the undersigned has requested copies of the investment offering package for the Property (such package, together with any other documents or information provided through Caster Investment Group [its “Agent”] regarding the Property being referred to collectively below as the “Information”).

Caster Investment Group is or will be furnishing the Information to the undersigned on the condition that the undersigned will keep the information confidential.

In consideration of the foregoing and other good and valuable consideration, the undersigned hereby agrees that it will keep the Information confidential, and the Information shall not be disclosed to anyone other than the Potential Purchaser’s partners, employees, legal counsel and institutional lender (who the undersigned shall require to keep the Information confidential, “Related Parties”), for the purpose of evaluating the potential purchase of the property. The undersigned further agrees and represents that neither it nor its Related Parties will use any of the Information received or derived from Agent in any manner detrimental to the interest of Caster Investment Group, Agent or the Owner.

 **PLEASE DO NOT VISIT THE PROPERTY WITHOUT PRIOR EXPRESS PERMISSION.**
PLEASE DO NOT CONTACT ON-SITE PERSONNEL OR TENANTS. 

The undersigned hereby agrees to not enter the Property and to not contact any on-site personnel or tenants or Property Owner in any way either directly or through Related Parties without prior receipt of express permission from Owner.

Potential Purchaser hereby indemnifies and holds harmless Property Owner, its Agent and their respective affiliates and successors and assigns against and from any damage, loss, liability or expense, including attorney’s fees, arising out of any breach of any of the terms of this agreement.

The undersigned certifies that all information relative to this offering will not be disseminated to or used by any principals, agents or parties other than those stated hereunder. Potential Purchaser is acting as a Principal and hereby represents that no other broker or agent is involved on the Potential Purchaser’s behalf.

Your signature below confirms that you have accepted this registration.

POTENTIAL PURCHASER:

By: _____

Address: _____

Print Name: _____

Title: _____

Telephone: _____

Date: _____

Fax: _____

Company: _____

Email: _____



EXECUTIVE SUMMARY

Chelan Boat Storage • 1110 E. Woodin Ave. • Chelan, WA 98816



OFFERING HIGHLIGHTS

Prime location near Chelan's population center, downtown, Walmart Supercenter, and Lake Chelan Health Hospital.

Diverse small-bay units occupied by marine professionals make Chelan Boat Storage a hub for local boat owners.

Available at a low \$71/SF basis with a strong Current Actual cap rate of 6.56%.

Strong demand supported by nearby residential projects totaling 1,000+ future dwelling units.

Additional +/-3.69 acres available with separate access, near Lake Chelan, Lake Pateros, and the Columbia River.

\$3,900,000

Chelan Boat Storage

\$1,000,000

+/-3.69 acres adjacent land offering

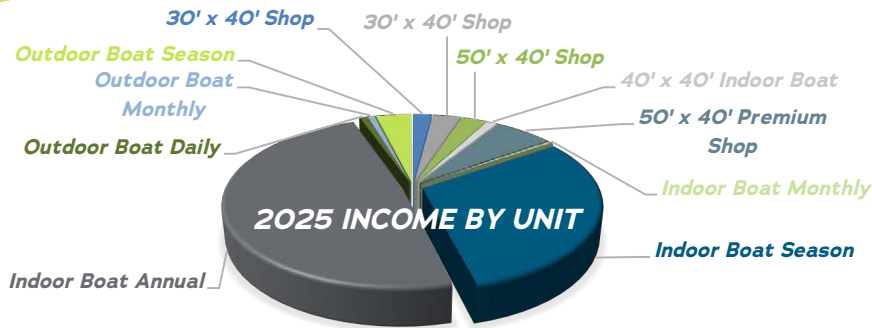


PROPERTY DETAILS

Lot Size	Approximately +/-7.98 Acres
Frontage	+/-60' of Frontage along WA-150
Traffic Counts	12,752 VPD along E. Woodin Avenue
Zoning	C-HS (Highway Service Commercial)
Year Built	2001/2011/2016/2018
Number of Buildings	5 Warehouse Buildings & 1 Small Bay Industrial
Website	https://www.chelanboatstorage.net/



SITE SUMMARY



vimeo



LOCATION

- 86 miles to the Gorge Amphitheatre
- 4 miles to Lake Chelan Airport
- 3 hrs to Seattle
- 2 miles to Campbell's Resort on Lake Chelan



PRICE METRICS

Pro Forma Cap Rate	7.32%
Current Actual Cap Rate	6.56%
2025 Cap Rate	6.32%
Price/SF	\$71
Price/SF (incl. land)	\$90



UNIT SUMMARY

	Unit	SF
Total Units	174	54,700
Indoor Boat Storage	145	46,700
Small Bay Commercial	5	8,000
Outside Parking	24	+/-24,200 SF Fenced Yard

TRAVEL+ LEISURE

Lake Chelan was ranked #5 in the "Top 25 Lakes in the U.S. for Your Next Vacation" in 2026.



Chelan was named one of the "Best Places to Retire in Washington" in 2025.



TRAVELLER

"Escape to Washington's Lake Chelan for year-round adventures, scenic vineyards, and glacier-fed waters."



PROPERTY PICTURES



The above images are an artistic rendering only. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors and omissions. Any projections, opinions, assumptions, estimates, acreage, square footage, number of units, property lines, and potential uses used are for example only and do not represent the current or future performance of the property. You are responsible for confirming its accuracy and completeness.



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PROPERTY PICTURES





PROPERTY PICTURES





PROPERTY PICTURES



PROPERTY PICTURES





EXCESS LAND OFFERING



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Offering Price:
\$1,000,000 / \$6.22 PSF



Size:
+/-3.69 acres



Zoning:
C-HS: the largest undeveloped parcel with this zoning in Chelan.



+/-60 FT independent access along WA-150



Available together or separately with Chelan Boat Storage.





CHELAN, WA AREA DESCRIPTION

Chelan, WA - is a city located at the southeast end of Lake Chelan, which flows into the Chelan River. Chelan is one of five incorporated cities in Chelan County along with Cashmere, Entiat, Leavenworth, and Wenatchee. Chelan County has an estimated 2026 population of 82,806. Wenatchee is the county seat and a short 38 miles from Chelan. The local economy in Chelan is driven mainly by tourism, wine production, and agriculture. The town is known for over 40 wineries, 55 mile-long Lake Chelan, and an impressive variety of outdoor activities and sports. The area is served by two state highways: U.S. Route 97 Alternate, which runs south to Wenatchee, and State Route 150, which runs west to Manson. The tourism industry employs over 5,000 people in Chelan County and hosts approximately 2 million visitors per year. Notably, the total economic impact tourism creates in total spending is well over \$417 million. In the agriculture sphere, the area is known for Lake Chelan apples. Around 9,000-10,000 acres of the Chelan Valley are used for growing apples and other fruits such as cherries, pears, peaches, wine grapes, and apricots. Over 350 acres of wine grapes and over 40 wineries belong to the Lake Chelan Valley which attracts a large number of people throughout the region.

TRAVEL+ LEISURE

Lake Chelan was ranked #5 in the "Top 25 Lakes in the U.S. for Your Next Vacation" in 2026.

Islands

"Lake Chelan's wine country is well-esteemed among oenophiles for both the quality of its wine & the immense beauty surrounding its vineyards."



Chelan was named one of the "Best Places to Retire in Washington" in 2025.



Lake Chelan Health earned the "Rural Quality Every Day Extraordinary Award" for outstanding rural health care initiatives in 2024.



"Nearly 1,500 feet deep & 50 miles long...the 300 days of sunshine create endless opportunities for exploring the surrounding nature..."



Tsillan Cellars in Chelan, WA, was named "Most Awarded Washington Winery of 2025" with 17 Gold medals.



Chelan County was ranked in the "Top 10 Counties to Raise A Family in Washington State" in 2025.



The City of Chelan has secured \$18+ million in grant funding in 2025 for critical infrastructure, parks & recreation, transportation safety & other projects.



"Escape to Washington's Lake Chelan for year-round adventures, scenic vineyards, and glacier-fed waters."



Chelan offers a wide variety of resorts all along the lake and in the area. Resorts around Lake Chelan are ideal for visitors searching for an all inclusive experience during their stay. The area offers many activities suitable for the entire family. The resorts around Lake Chelan have beautiful rooms, spas, event and meeting centers, and a plethora of dining options. Visitors will experience a vibrant view of Lake Chelan from any resort in the immediate area. Most of the resorts also offer swimming pools, lake adventures, and a ticket to ultimate relaxation. Some notable resorts in the area include Grandview On the Lake, Peterson's Waterfront Resort, WorldMark Lake Chelan Shores, and Campbell's Resort on the Lake.



Lake Chelan is over 50 miles of pristine water flowing through the Cascade Mountains. It is the largest, longest, and deepest lake in Washington and the third deepest in America at 1,486 feet. The lake has a rich history, dating back to the 1880s when prospectors gathered to find precious metals such as gold, silver, copper, zinc, and lead. Lake Chelan was formed by glaciers from the Cascade Mountains more than 10,000 years ago. About 100 different glaciers flow into Lake Chelan. These glaciers store water through the summer, which helps irrigate the productive fruit orchards in the lowlands. The Native Americans in the area during the 1800s were called the "Tsillane," later spelled Chelan, meaning 'deep water.'



Designated as an official American Viticulture Area (AVA) in 2009, Lake Chelan offers over 40 wineries for tourists and locals to visit. Lake Chelan is the 11th AVA in Washington State and home to 300+ acres of grape vines. The AVA begins with the town of Chelan and continues up-lake for 12 miles. Due to the ice glaciers that formed Lake Chelan, the soil surrounding it has distinctive properties such as coarse, sandy sediment with notable amounts of quartz and mica, and these result in grapes with discernible textures, minerals, and nutrients. The AVA is also distinguished by a significant "lake effect" that creates mild and favorable temperatures for surrounding areas, resulting in a longer growing season and a reduced risk of frost.



DEMOGRAPHICS

COMMUNITY PROFILE

Chelan Boat Storage
Ring: 10 mile radius

12,116	0.60%	2.43	75.3	45.8	\$103,020	\$750,480	\$1,470,097	19.0%	54.8%	26.3%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Average HH Income	Average Home Value	Average Net Worth	Age <18	Age 18-64	Age 65+



20.8%
Services

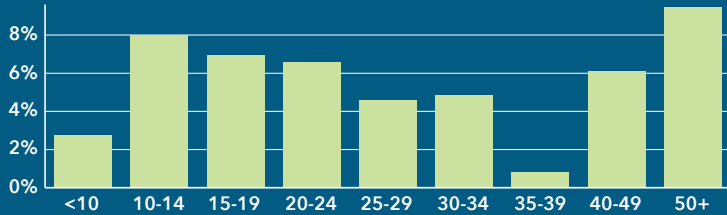


31.9%
Blue Collar

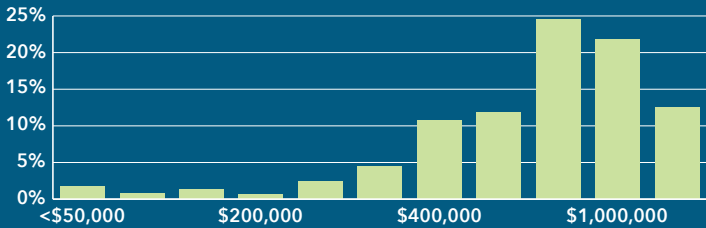


47.3%
White Collar

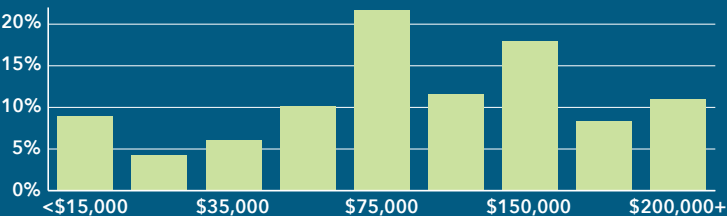
Mortgage as Percent of Salary



Home Value



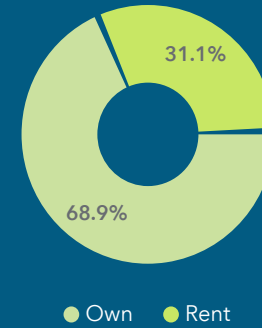
Household Income



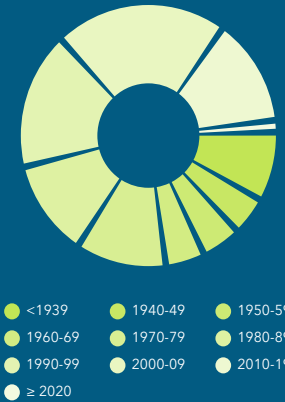
Age Profile: 5 Year Increments



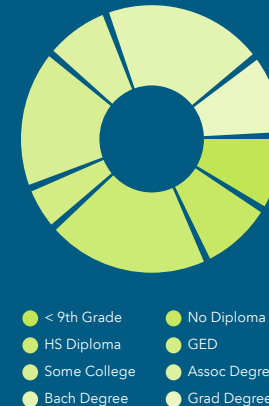
Home Ownership



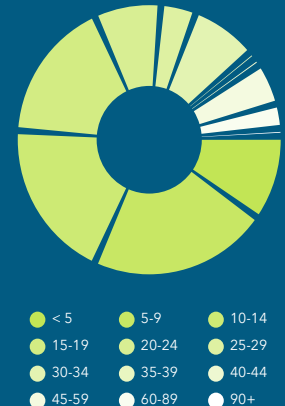
Housing: Year Built



Educational Attainment



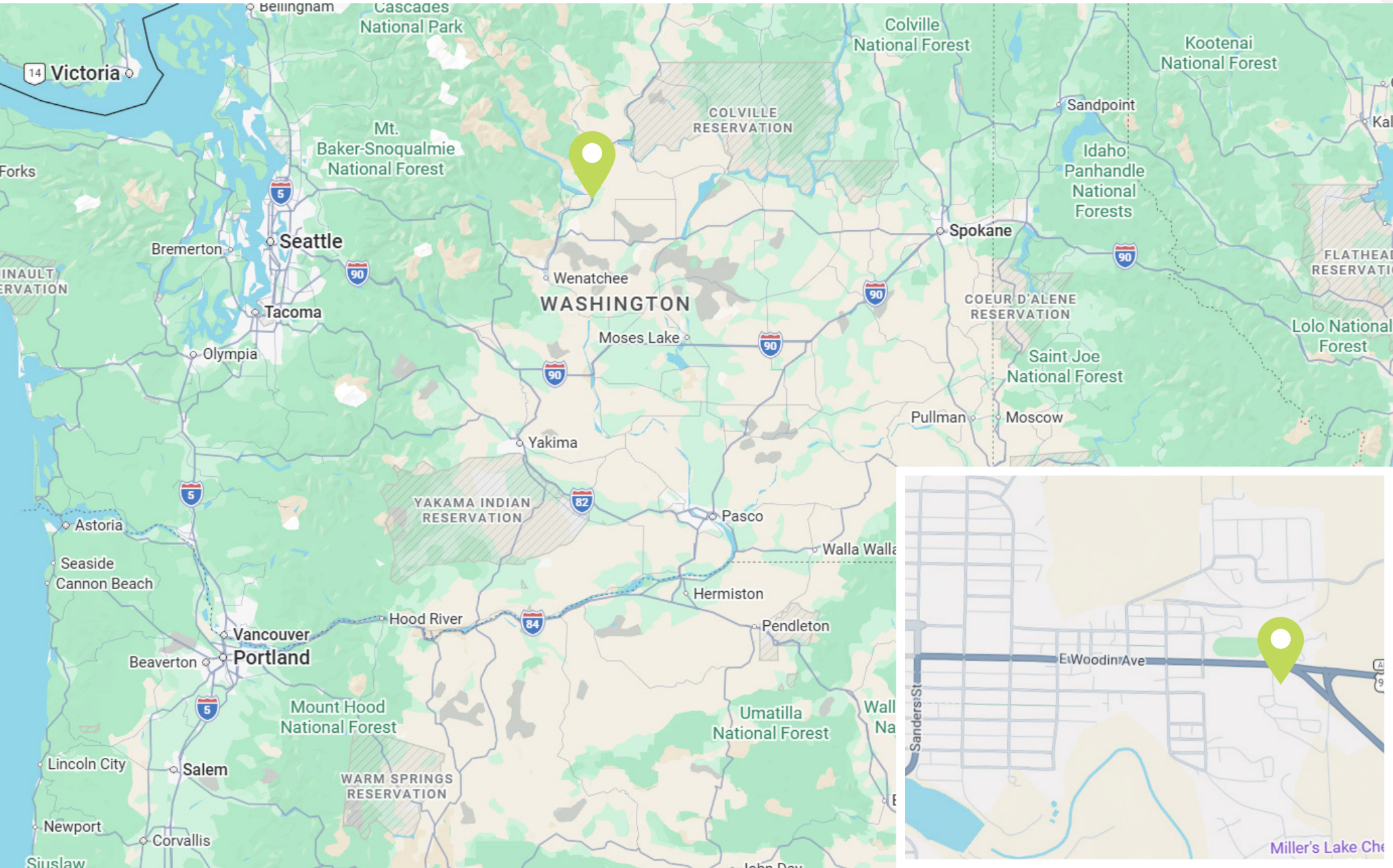
Commute Time: Minutes



Dots show comparison to Chelan County



AREA MAP



GLOBAL REACH

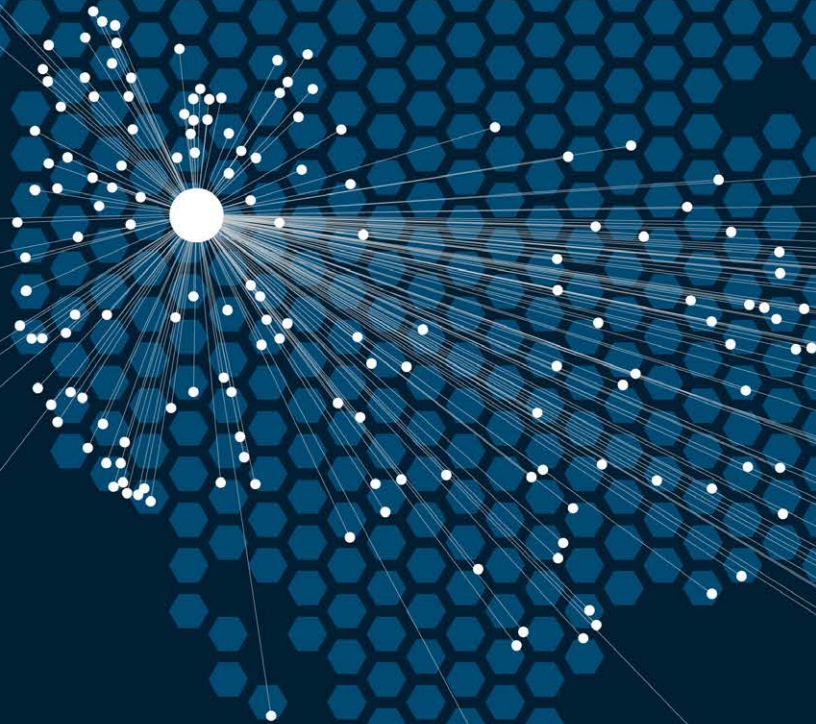
CASTER INVESTMENT GROUP

Caster Investment Group Real Estate Advisors was launched by Trevor Caster to provide a level of specialization, customization and client service beyond what can be provided by local agents and national franchises. Mr. Caster has established an unparalleled track record of integrity by consistently creating value through superior representation for his clients.

Mr. Caster has acted as the primary agent representing the Seller and/or the Buyer in over \$750,000,000 of commercial real estate transactions and has been a participating senior member of brokerage groups during the sale of over \$1,500,000,000 of commercial real estate.



Creating value through
superior representation.





DISCLAIMER NOTICE

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THE PROSPECTIVE BUYER SHALL BE ENTITLED TO RELY SOLELY ON THE REPRESENTATIONS OR WARRANTIES MADE TO IT BY OWNER IN ANY FINAL PURCHASE AGREEMENT.



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