

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## New Storage

2030 Paluxy Highway  
Granbury, TX 76048

Presented by:

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**LIST PRICE: \$850,000**

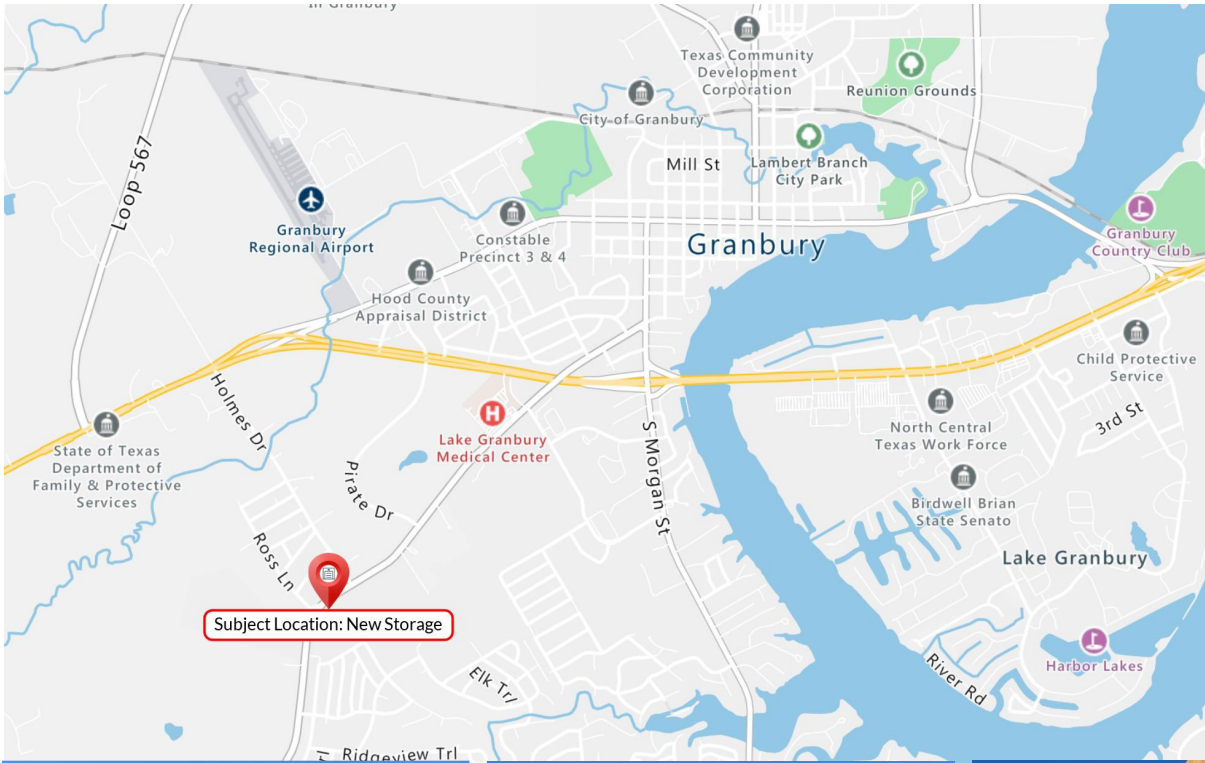
### INVESTMENT HIGHLIGHTS

- Value-add storage property in growing Granbury, TX (southwest market of Fort Worth)
- Management upside on existing mom and pop operation
- Excellent visibility and exposure in West Granbury
- Could be excellent satellite location for existing operator in the area

### PROPERTY DETAILS

Rentable SF:	9,830
Year Built:	1985
Number of Units:	99 storage + 2 apartments
Acres:	0.81
Phys. Occupancy:	90%





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