

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Bo's Self Storage

3045 Cedar Drive
La Marque, TX 77568

Presented by:

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Listing Price: \$895,000

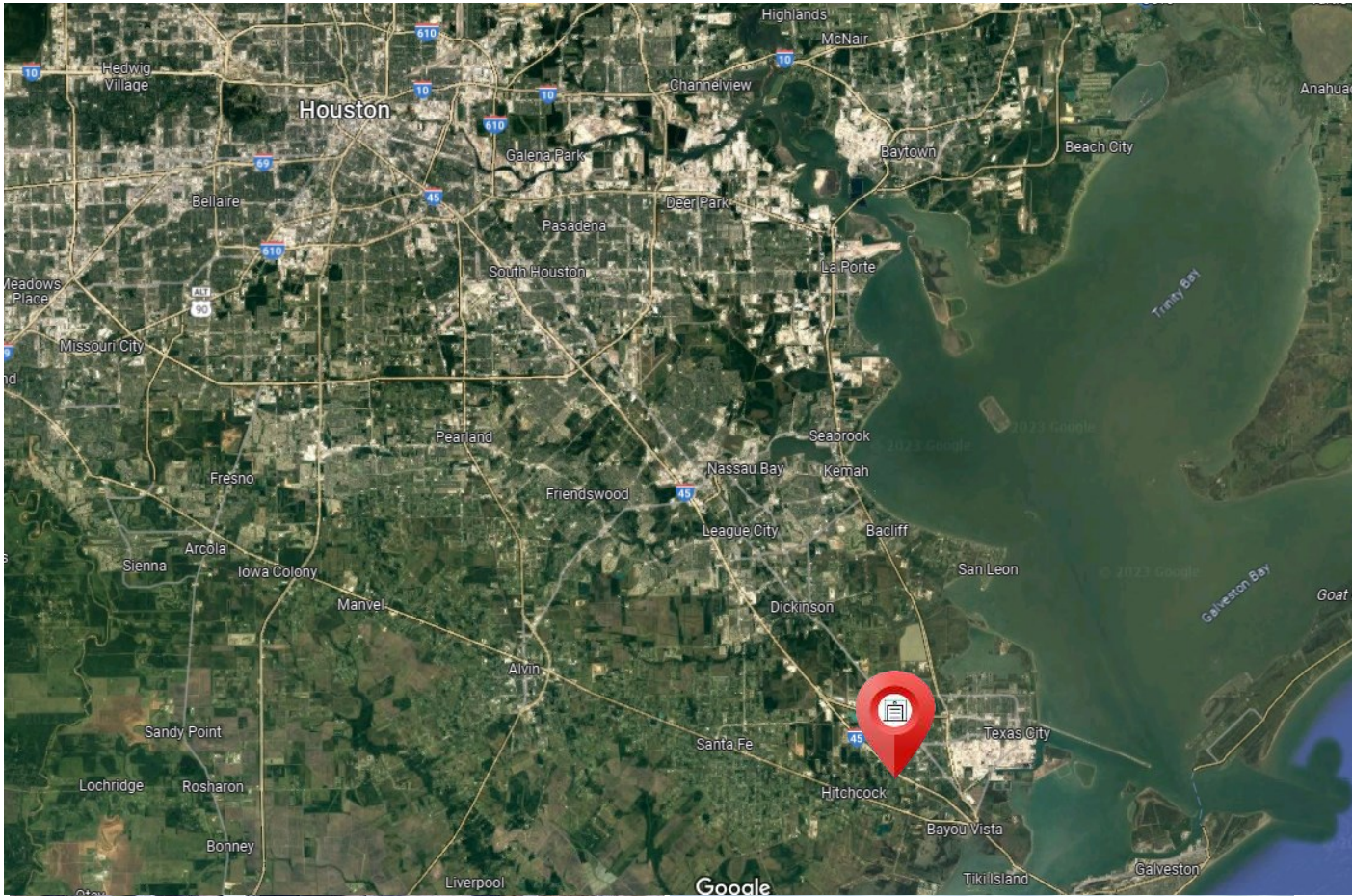
INVESTMENT HIGHLIGHTS

- Stabilized Facility
- NEW Improvements | Exterior Metal Framing & Doors, 4k Cameras, & Stadium Lights
- Great Opportunity for First-Time Buyers
- 1,800 SF Office Onsite | Leased until January 2024
- Close Proximity to major Thoroughfare I-45

PROPERTY DETAILS

Rentable Storage SF:	9,944
Rentable Office SF:	1,800
Number of Units:	112
Phys. Occupancy	88%
Econ. Occupancy	90%





MLB COMMERCIAL
REAL ESTATE



BROWNFIELD & ASSOCIATES, LLC
— REAL ESTATE ADVISORY —

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