

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Bo's Self Storage

3045 Cedar Drive  
La Marque, TX 77568

Presented by:

### **FAITH PATE**

MLB Commercial Real Estate  
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### **BILL BROWNFIELD, CRE, CCIM**

Brownfield & Associates  
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**Listing Price: \$1,265,000**

## INVESTMENT HIGHLIGHTS

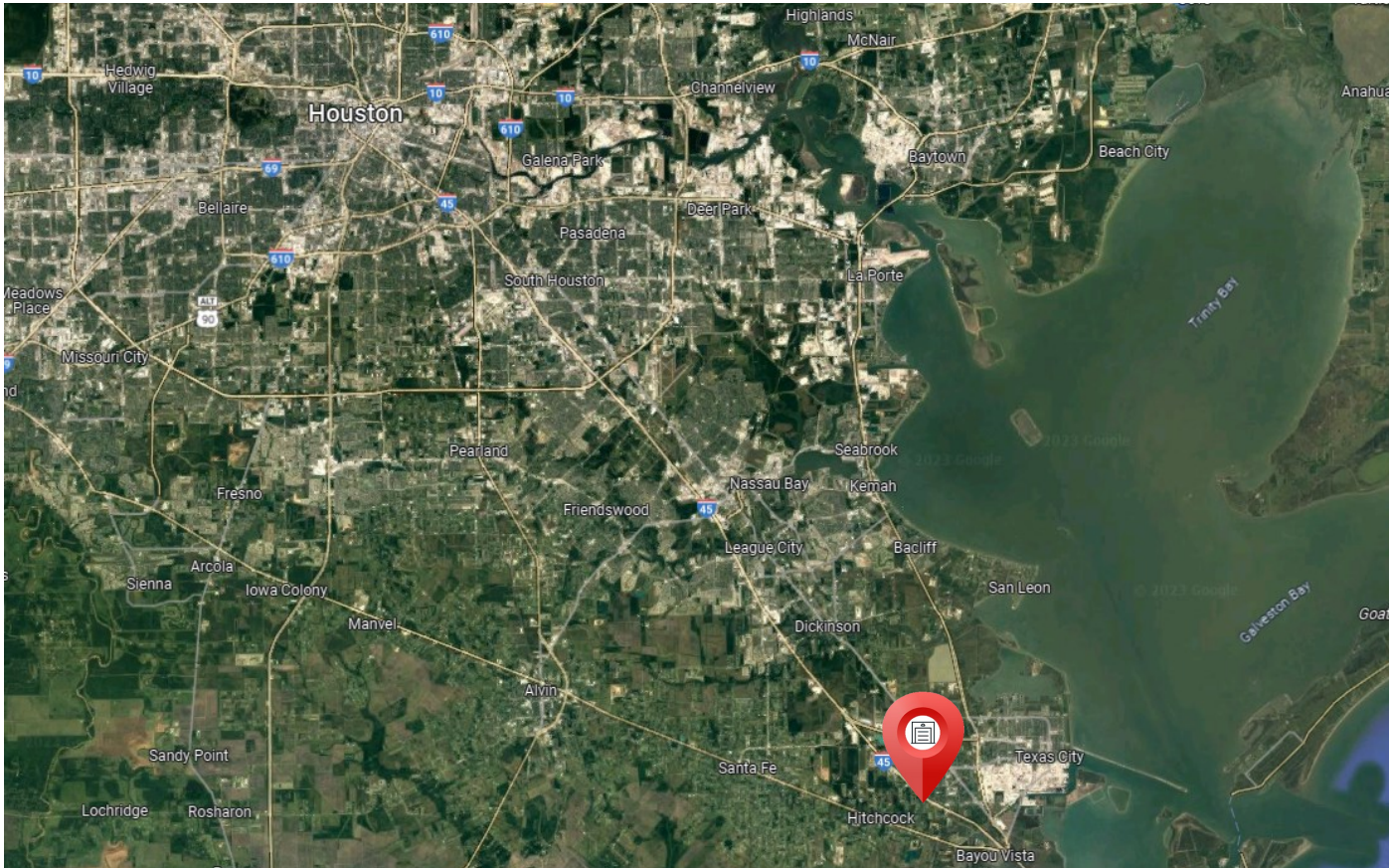
- Stabilized Facility
- NEW Improvements | Exterior Metal Framing & Doors, 4k Cameras, & Stadium Lights
- Great Opportunity for First-Time Buyers
- 1,800 SF Office Onsite | Leased until January 2024
- Close Proximity to major Thoroughfare I-45

## PROPERTY DETAILS

Rentable Storage SF:	9,944
Rentable Office SF:	1,800
Number of Units:	112
Phys. Occupancy	81%
Econ. Occupancy	78%







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REAL ESTATE



**BROWNFIELD & ASSOCIATES, LLC**  
— REAL ESTATE ADVISORY —

Argus Self Storage Advisors, MLB Commercial Real Estate & Brown-