# Self Storage Investment Opportunity



## BlackCat Storage

405 W. Tyler Street Mexia, TX 76667

Presented by:

#### **TYLER TRAHANT & CHAD SNYDER**

Dominus Commercial 817-901-7600 ttrahant@dominuscommercial.com csnyder@dominuscommercial.com **LIST PRICE: \$500,000** 

#### **INVESTMENT HIGHLIGHTS**

- 8,000 SF non-climate controlled storage facility
- 6.93 acres, plenty of expansion acreage (only using 2 acres currently)
- Mom-and-Pop managed facility
- Stabilized occupancy with room in rent growth
- Price offered below replacement cost

### **PROPERTY DETAILS**

Rentable SF: 8,000

Acres: 6.93

Year Built: 2006 (6,000 SF) Year Renovated: 2011 (2,000 SF)

Number of Units: 80 Physical Occ: 96%





Argus Self Storage Advisors and Dominus Commercial have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.