

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

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%



