

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Keep It Safe Mini Storage

4135 N Parkdale Lane
Denison, TX 75020

Presented by:

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LIST PRICE: Call Broker for Price

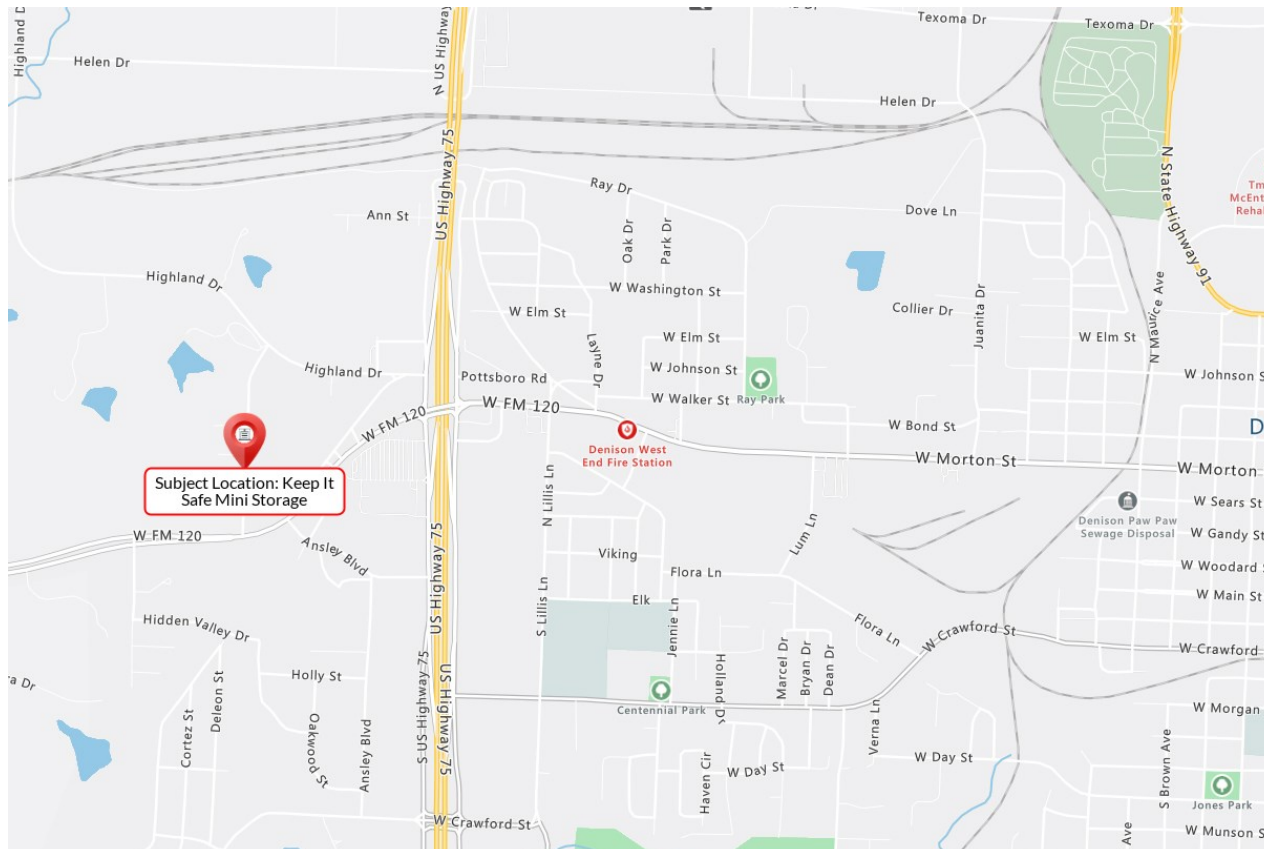
INVESTMENT HIGHLIGHTS

- Property is located in the County
- Additional expansion land available and included in sale
- 3 mile median income - \$58,268
- Adjacent to multiple multi-family projects
- Less than 1 mile from Hwy 75 and FM 120 Intersection

PROPERTY DETAILS

Rentable SF:	19,120
# of Units:	142 (110 drive up + 32 shipping containers)
Year Built:	2021
Renovation/Expansion:	2024
Occupancy:	87% (prior to additional shipping containers)





Subject Location: Keep It Safe Mini Storage



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