

Self Storage Portfolio Investment Opportunity



SELF STORAGE ADVISORS

Aspen Storage Properties 3-Property Portfolio



Bridgeport & Chico, Texas

LIST PRICE: \$3,200,000

INVESTMENT HIGHLIGHTS

- 3-property portfolio consisting of 43,285 RSF - all drive up units
- 10.67 total acres, plenty of expansion acreage
- Mom-and-pop-managed facility
- Conversion opportunity at existing warehouse
- Stabilized occupancy at 78% with room to grow occupancy and rents
- Price offered below replacement cost

PROPERTY DETAILS

Rentable SF:	43,285
Number of Units:	379
Acres:	10.67
Physical Occ.:	78%
Expansion Land:	Yes

Presented by:

TYLER TRAHANT & CHAD SNYDER

Dominus Commercial

817-901-7600

ttrahant@dominuscommercial.com

csnyder@dominuscommercial.com



