Self Storage Investment Opportunity



Maxi and Mini Storages

700 & 711 N. Meadow Ave. Odessa, TX 79761

Presented by:

TYLER TRAHANT & CHAD SNYDER

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

INVESTMENT HIGHLIGHTS

- Value-add opportunity for rental increase and property improvements
- Priced below replacement cost
- Management upside for occupancy increase beyond current 45% level
- Ability to improve property performance by instituting management software and other technology and management enhancements
- Asking price is less than \$27 PSF

PROPERTY DETAILS

Rentable SF: 18,745

of Units: 130

Year Built: 1974 & 1976

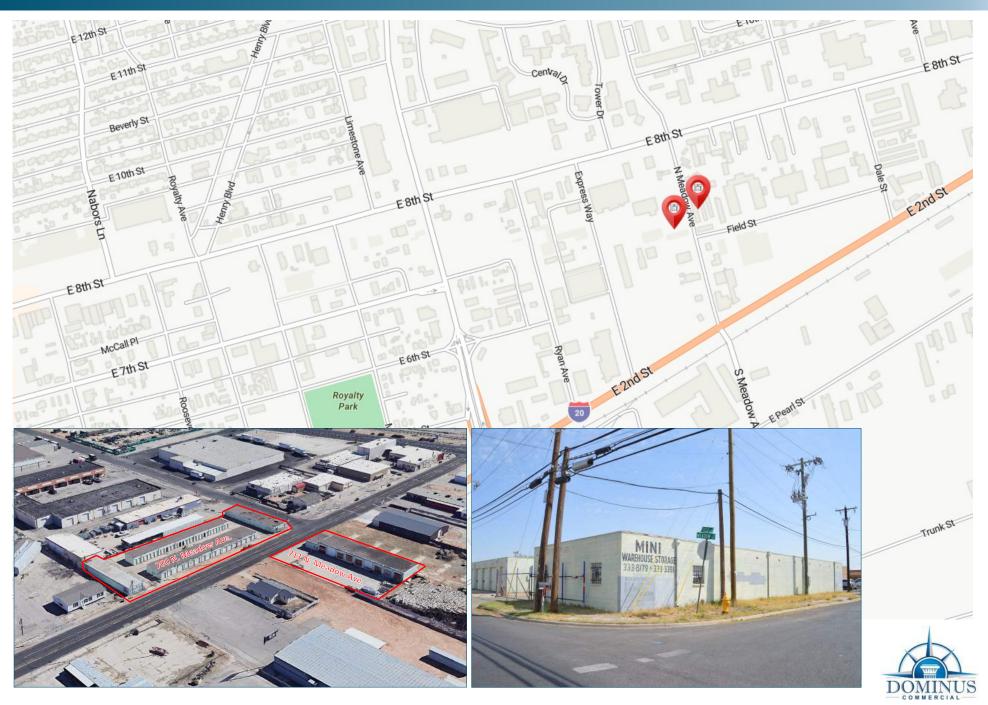
Acres: 1.0331

Unit Occ.: 45% (as of 3/25)





**Manager does not know the property is for sale - all tours must be scheduled through listing brokers only



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.