Self Storage Investment Opportunity



Smartlock Self Storage® - Brownsville



234 & 226 N. Expressway Brownsville, TX 78521

Presented by:

CHAD SNYDER & TYLER TRAHANT

Dominus Commercial (817) 813 5631 csnyder@dominuscommercial.com ttrahant@dominuscommercial.com

Call Broker for Price

INVESTMENT HIGHLIGHTS

- 12,276 RSF climate-controlled storage facility
- Adjoining 21,294 SF retail space (leased 3 year term)
- Stabilized occupancy property with newly executed retail lease
- Price offered below replacement cost

PROPERTY DETAILS

Storage RSF: 12,276

Retail RSF: 21,294

Units: 133

Acres: 1

Built: 1967

Conversion: 2022

Physical Occ.: 92.5%









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.