# Self Storage Investment Opportunity



### **Burleson Stor-More**



408 NE Wilshire Blvd. Burleson, TX 76028

Presented by:

#### **TYLER TRAHANT & CHAD SNYDER**

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## LIST PRICE: Call Broker for Pricing Guidance

#### **INVESTMENT HIGHLIGHTS**

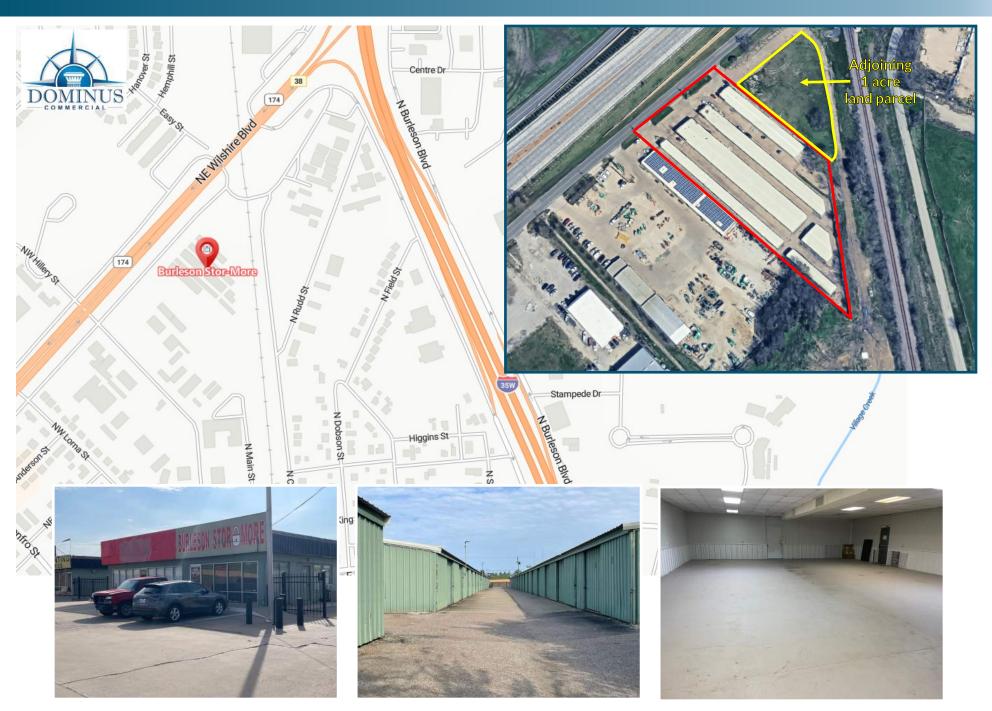
- First generation 48,120 SF non climate controlled storage facility (~10,000 SF being retail space)
- Potential conversion of 10,000 SF retail to storage units
- Mom-and-pop managed facility
- Below market occupancy
- Price offered at/below replacement cost

### **PROPERTY DETAILS**

Rentable SF: 48,120
# of Units: 225
Year Built: 1970

Physical Occ: 50%





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