

# Self Storage Investment Opportunity



## Burleson Stor-More



408 NE Wilshire Blvd.  
Burleson, TX 76028

Presented by:

**TYLER TRAHANT & CHAD SNYDER**

Dominus Commercial

817-901-7600

[ttrahant@dominuscommercial.com](mailto:ttrahant@dominuscommercial.com)

[csnyder@dominuscommercial.com](mailto:csnyder@dominuscommercial.com)

**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%



