Self Storage Investment Opportunity



Hideaway Self Storage

5012 FM 1417 Denison, TX 75020

Presented by:

TYLER TRAHANT & CHAD SNYDER

Dominus Commercial 817-901-7600 ttrahant@dominuscommercial.com csnyder@dominuscommercial.com **STORAGE LIST PRICE: \$675,000**

EXPANSION LAND LIST PRICE: \$180,000

INVESTMENT HIGHLIGHTS

- 9,600 square foot self storage property with expansion land
- Owner managed with ability to operate remotely
- Ability to increase revenue via Tenant Insurance, Admin Fees, Sale of Moving Supplies
- High growth market in Grayson County

PROPERTY DETAILS

Rentable SF:

of Units:

Acres:

Unit Occ.:

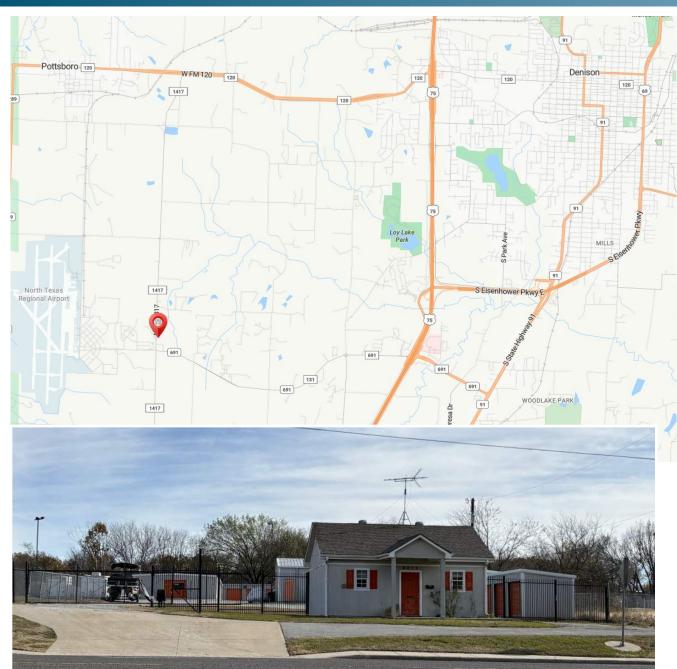
9,600

62 + 11 Parking Spaces

0.952 Storage + 2.18 Expansion Land

86% (as of 12/25)











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.