

# Self Storage C of O Opportunity



## My Stuff Storage

105 Sunset  
Malakoff, TX 75148

Presented by:

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

Dominus Commercial

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**LIST PRICE: Call for Offers Due: Friday, April 17<sup>th</sup>**

### INVESTMENT HIGHLIGHTS

- Certificate of Occupancy opportunity in Malakoff, TX (Cedar Creek Lake)
- Opportunity to purchase at replacement cost
- Excellent road exposure on Hwy 31 en route to Athens, TX
- Conversion opportunity of open parking area within the facility acreage

### PROPERTY DETAILS

Gross SF:	73,420
Rentable SF:	69,950
Year Open:	2026
Acreage:	6.8
Units:	371



