

# Self Storage C of O Opportunity



## My Stuff Storage

105 Sunset  
Malakoff, TX 75148

Presented by:

**TYLER TRAHANT & CHAD SNYDER**

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**LIST PRICE: Call Broker for Price**

### 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





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 its accuracy. Buyer to conduct their own due diligence.