

Self Storage C of O Opportunity



My Stuff Storage

105 Sunset
Malakoff, TX 75148

LIST PRICE: ~~\$6,825,000~~ **\$6,300,000**

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



Presented by:

TYLER TRAHANT & CHAD SNYDER

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