

Self Storage Investment Opportunity



Smartlock Self Storage - Wichita Falls



601 12th St.

Wichita Falls, TX 76301

LIST PRICE: \$1,375,000

INVESTMENT HIGHLIGHTS

- Self storage conversion opened in May 2024
- 100% Climate Controlled Facility
- Noké locks throughout the property
- Remote managed facility with high tech

PROPERTY DETAILS

Rentable SF:	20,850
Year Built:	Converted May 2024
Acreage:	1.06
Units:	237
Physical Occ.:	62.5%



Presented by:

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