

Self Storage Investment Opportunity



Smartlock Self Storage® - Brownsville



234 & 226 N. Expressway
Brownsville, TX 78521

Presented by:

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Call Broker for Price

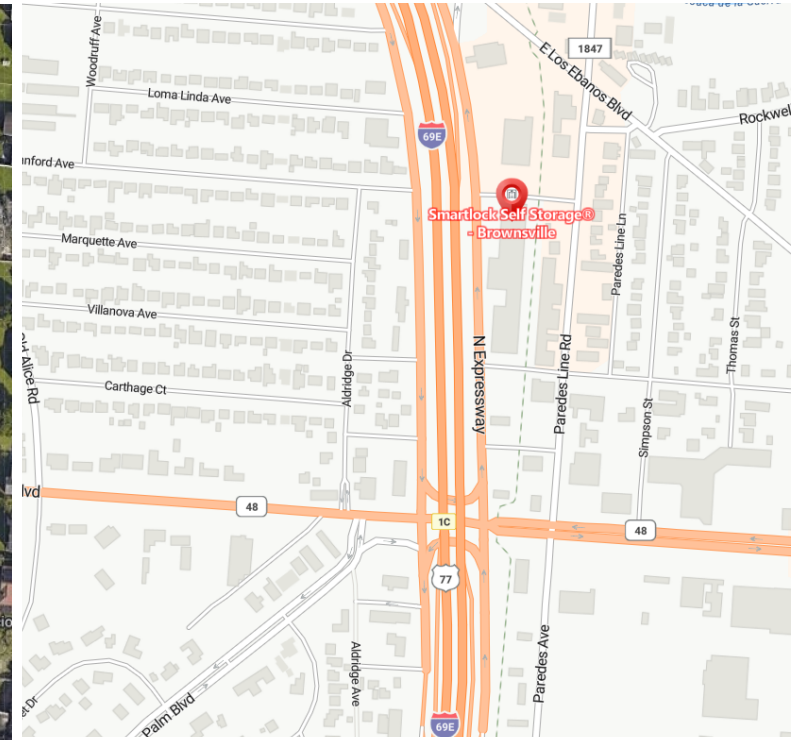
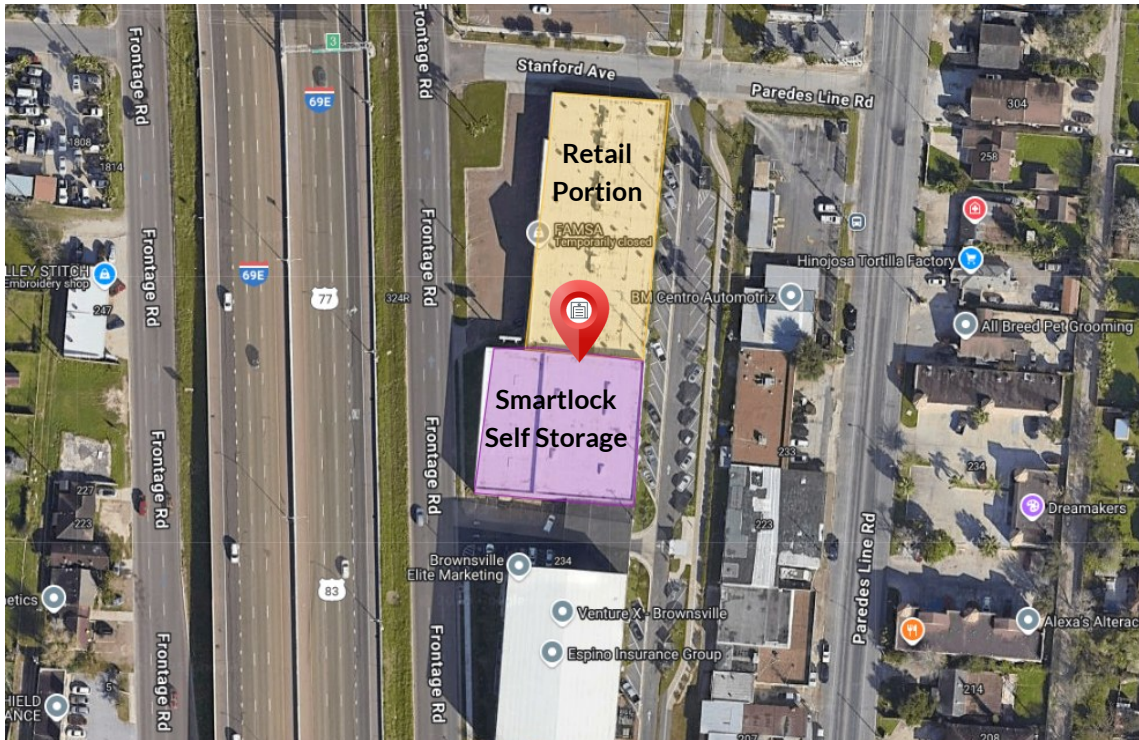
INVESTMENT HIGHLIGHTS

- 12,276 RSF climate-controlled storage facility
- Adjoining 21,294 SF retail space (leased – 3 year term)
- Stabilized occupancy property with newly executed retail lease
- Price offered below replacement cost

PROPERTY DETAILS

Storage RSF:	12,276
Retail RSF:	21,294
Units:	133
Acres:	1
Built:	1967
Conversion:	2022
Physical Occ.:	92.5%





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.