



## Dawson County Storage

704 N 13th St, Lamesa TX 79331

### Property Features

Dawson County Storage is a recently remodeled, climate-controlled self-storage facility for sale in Lamesa, Texas. Located on the corner of N 13th St & N Ave F, right next to North Elementary School, this property sits in a quiet neighborhood with secure entry access. The 2023 renovation included new flooring and updated HVAC, making the facility turnkey for new ownership. With strong demand for storage and room to grow, this property offers excellent upside potential in a stable market.

### Offering Summary

SALES PRICE	\$425,000.00
BUILDING SIZE	6,200 SF
LOT SIZE	0.5 AC
REMODELED	2023/2024

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# FOR SALE

## Offering Overview

### Offering Summary

Price	\$425,000.00
Cap Rate	8%
Net Operating Income	\$34,033.25
Price PSF	\$62.55
Occupancy	68%
Actual Units	53
Potential Units	57
Building Size	6,200 SF
Lot Size	0.5 AC

Expenses	Monthly	Annual
Taxes	\$150.81	\$1,809.75
Insurance	\$423.08	\$5,077.00
Utilities	\$400.00	\$4,800.00
<b>Total</b>	<b>\$973.90</b>	<b>\$11,686.75</b>





# FOR SALE

## The Property

