

# Mo-Kan Mini Storage

Pflugerville, TX 78660



## New Exclusive Listing

Year Built: 1986  
GBA: +/-SQFT 39,775

Area: 2.41 acres  
Occupancy: 95%

Mo-Kan Mini Storage has 187 non-climate-controlled units, 31 exterior parking spaces and a manager's office. The property also has an 11,000 Sq. Ft. warehouse space with high ceilings that could be converted into a 2-story climate-controlled building adding additional units.

The facility is fully fenced with a keypad-controlled gate and 20 security cameras.

**Please visit [www.AskLRS.com](http://www.AskLRS.com) for a full offering memorandum.**

***EMPLOYEES, TENANTS AND OTHERS MAY NOT KNOW THIS PROPERTY IS FOR SALE. PLEASE DO NOT GO TO THE PROPERTY OR CONTACT THE PROPERTY REGARDING THE SALE WITHOUT FIRST CALLING JOE LINSALATA***



**Please Contact:**  
**Joe Linsalata, Broker**

**Phone: 512.327.5000**  
**Email: [Joe@AskLRS.com](mailto:Joe@AskLRS.com)**

**For Additional Information Visit:**  
**[www.AskLRS.com](http://www.AskLRS.com)**

