

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Dempewolf Storage

2101 N. Union St.  
Ponca City, OK 74601

**LIST PRICE: \$1,800,000**

## INVESTMENT HIGHLIGHTS

- Value-add, stabilized facility with street rates 17% below market
- Significant upside remaining through tenant protection implementation, revenue management of existing tenants, and expansion
- Attractive price point in relation to replacement cost
- Site is set up for on-site management, can be easily converted to remote management

## PROPERTY DETAILS

Rentable SF:	36,355
Number of Units:	278
Acreage:	5.51
Physical Occ.	94.7%
Economic Occ.	86.1%
Unit Occ.	91.3%

Presented by:

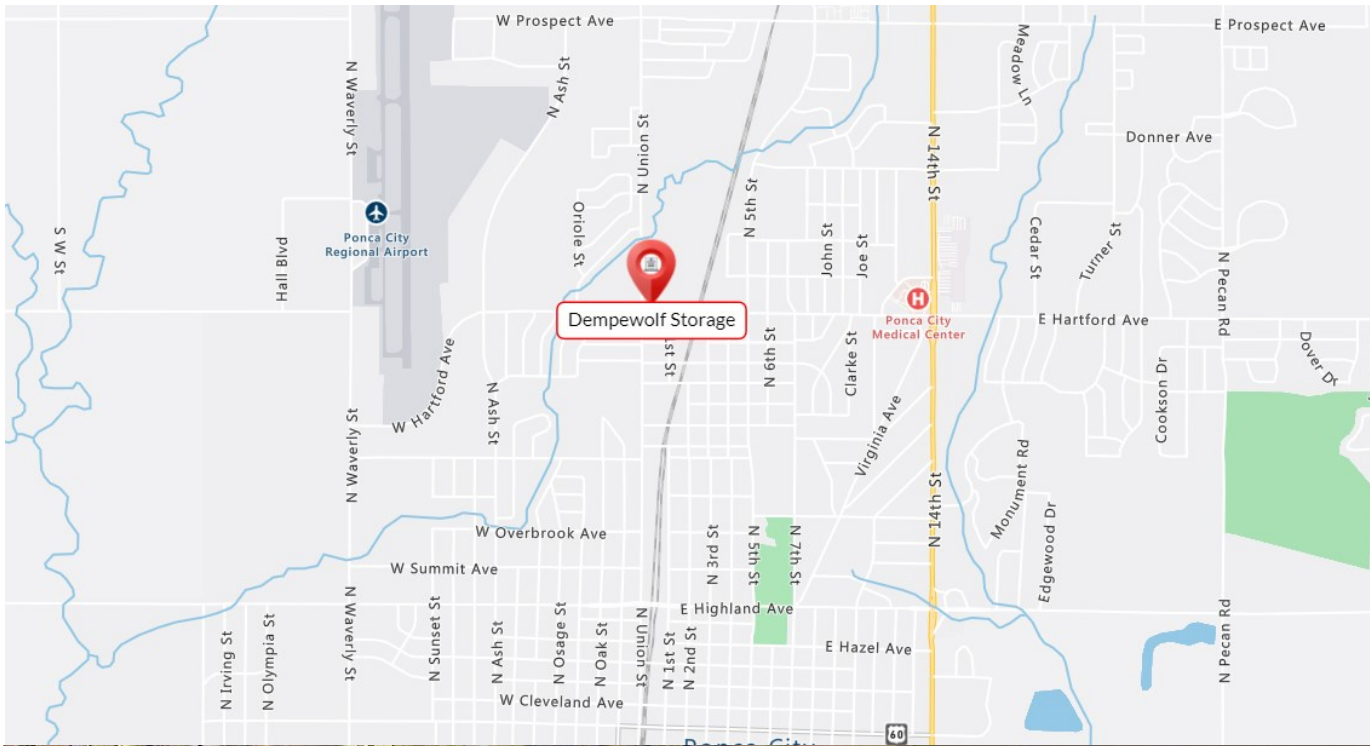
**JARED JONES, CCIM**

Jones Investment Real Estate, LLC

918-948-3941

[jjones@selfstorage.com](mailto:jjones@selfstorage.com)





Argus Self Storage Advisors and Jones Investment Real Estate, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.