

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Neighborhood Storage

335 N Vann Street
Vinita, OK 74301

Presented by:

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LIST PRICE: \$1,500,000

Seller Financing Available

INVESTMENT HIGHLIGHTS

- Value-add, highly occupied facility
- Upside remaining through tenant insurance implementation, expansion and revenue management.
- Attractive price point
- Minimal competition within 5 miles
- On-site security cameras

PROPERTY DETAILS

RSF:	32,440
Units:	181
Average Unit Size:	179 RSF/Unit
Unit Occupancy:	98%
Economic Occupancy:	89%
Physical Occupancy:	98%





Argus Self Storage Advisors & Jones Investment Real Estate 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.