

# 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

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







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