

# Self Storage Investment Opportunity



## Parkway Mini Storage

1841 Sam Noble Parkway  
Ardmore, OK 73401

Presented by:

**JARED JONES, CCIM**

Jones Investment Real Estate

918-948-3941

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

**LIST PRICE: Call for Offers—Due Monday, March 31st**

### INVESTMENT HIGHLIGHTS

- Value-add opportunity with significant upside available through improving on-site and off-site management practices
- Flexibility to be operated with an on-site manager or remotely managed
- Currently owner/managed with no ECRI and limited tenant insurance/protection programs being utilized
- Abundant extra land within the perimeter fence line with potential monetization via open parking expansion, storage expansion, and disposition via lot split or other strategies

### PROPERTY DETAILS

**Rentable SF:** 73,710  
**Shop SF:** 2,736  
**Open Parking SF:** 4,000  
**80,446**

**Units:** 528  
**Shop:** 1  
**Open Parking:** 10  
**539**

**Acres:** 9.2

**Year Built:** '00, '01, '07  
(shop built in 1980)

**Expansion Land:** Yes

**Physical Occ.:** 68.98%  
**Unit Occ.:** 64.78%  
**Economic Occ.:** 69.86% (includes significant AR and bad debt)

