

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Locked Up Self Storage



2116 Old Shawnee Rd.  
Muskogee, OK 74403

Presented by:

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**PRICING GUIDANCE: \$675,000**

### INVESTMENT HIGHLIGHTS

- Remodeled, lease-up facility with new electrical, access gate, paved approaches and cameras and roll up doors
- Remote management set up
- Attractive, entry-level price point
- Highway visibility (Hwy 16)
- Large, average square foot/unit (160/RSF)

### PROPERTY DETAILS

**RSF:** 18,000

**Units:** 105

**Unit Occupancy:** 17.14%

**Economic Occupancy:** 24.99%

**Physical Occupancy:** 25.31%



