

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Locked Up Self Storage



1730 N. Jardot Rd.
Stillwater, OK 74075

Presented by:

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PRICING GUIDANCE: \$3,400,000

INVESTMENT HIGHLIGHTS

- Institutional-quality asset located in Stillwater, OK (home of OSU with an enrollment of 22,000+ students)
- Strategically positioned, contiguous to a 136 residential single family home development
- Highly desirable unit mix of non-climate, climate controlled, and enclosed RV units
- Significant upside available through continued lease up and implementation of industry best practices for a management light or unmanned on-site management strategy
- Cell tower income
- Less than 9 SF per Capita within 5 miles (8.97 according to YardiMatrix and Tract IQ)

PROPERTY DETAILS

RSF:	42,115
Units:	227
Unit Occupancy:	77.5%
Economic Occupancy:	75.9%
Physical Occupancy:	79.1%



