

Self Storage Investment Opportunity



Locked Up Self Storage



1730 N. Jardot Rd.
Stillwater, OK 74075

Presented by:

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PRICING GUIDANCE: \$3,400,000

CALL FOR OFFERS DUE: June 4, 2025

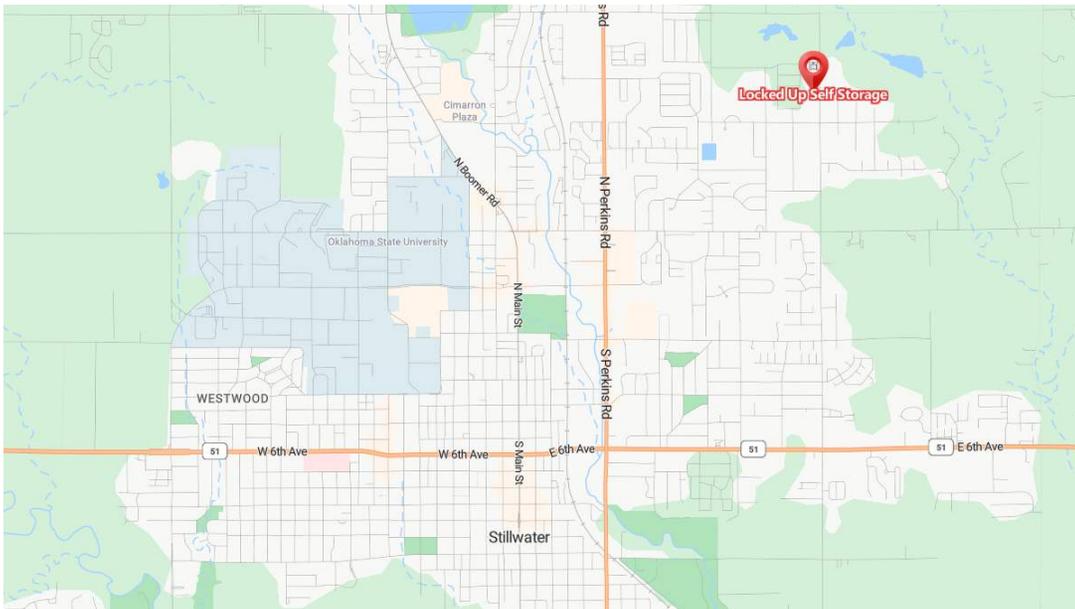
INVESTMENT HIGHLIGHTS

- Institutional-quality asset located in Stillwater, OK (home of Oklahoma State University 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 (8.26 according to YardiMatrix and Tract IQ)

PROPERTY DETAILS

RSF:	42,115
Units:	227
Unit Occupancy:	81.94%
Economic Occupancy:	78.36%
Physical Occupancy:	80.01%





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 its accuracy. Buyer to conduct their own due diligence.