

# Self Storage Investment Opportunity



## Tulsa Solutions Mini Storage

4247 S 76th E Ave.  
Tulsa, OK 74145

Presented by:

**JARED JONES, CCIM**  
Jones Investment Real Estate  
918-948-3941  
jjones@selfstorage.com



**LIST PRICE: \$2,100,000—Offers Due: January 22, 2026**

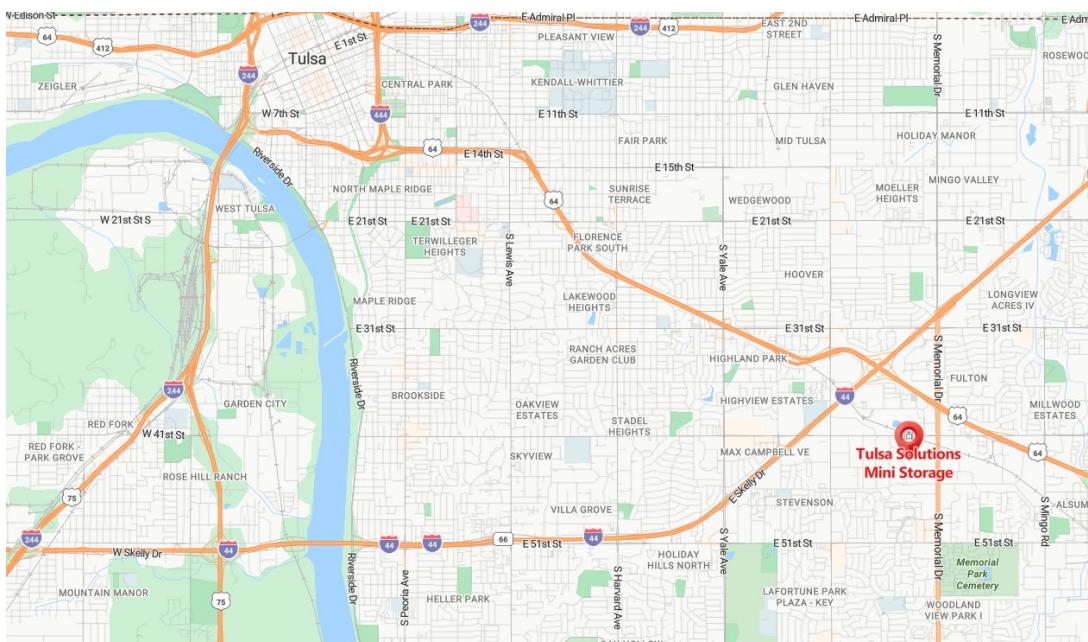
### PROPERTY HIGHLIGHTS

- Tulsa Solutions Mini Storage offers investors a well-located, infill self-storage facility in the strong Tulsa MSA, a Top 55 market. The property provides efficient site design and solid operational fundamentals to accommodate on-site, remote, or hybrid management.
- Recent upgrades within the last 5 years include new asphalt, new buildings, new doors, and roof coating, significantly reducing near-term capital needs and enhancing curb appeal.
- The facility presents clear upside through implementing Tenant Protection, adding ESCRIs, and adjusting street rates to market, offering immediate revenue growth opportunities.
- With its infill location, stable demand drivers, and value-add levers, Tulsa Solutions Mini Storage is a compelling acquisition for operators seeking a clean, low-maintenance asset with value-add potential.
- Attractive large average unit size of 193/RSF, oversized doors on larger units and further expansion opportunity to convert 900/SF office to CC storage.

### PROPERTY DETAILS

<b>RSF:</b>	27,050
<b>Units:</b>	126
<b>Acres:</b>	1.9
<b>Built:</b>	2003
<b>Renovated:</b>	2017 thru 2023
<b>Unit Occ.:</b>	79%
<b>Econ. Occ.:</b>	80%
<b>Phys. Occ.:</b>	82%





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.

**Jones** Investment  
real estate