

# Self Storage Investment Opportunity



## Wolverine Storage

8331 N Harrison St.  
Shawnee, OK 74804

Presented by:

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**LIST PRICE: \$5,500,000**

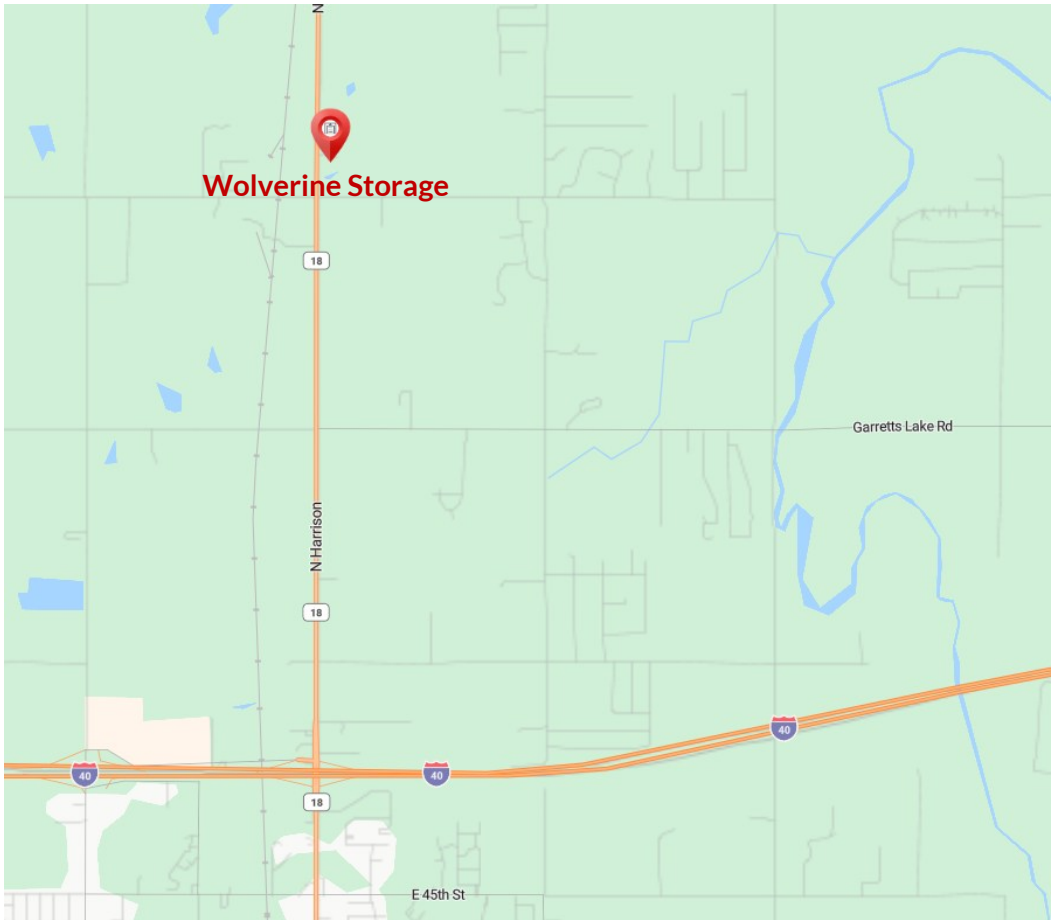
### INVESTMENT HIGHLIGHTS

- Wolverine Storage is a 346-unit, 60,200 RSF self-storage facility on 4.93 acres in Shawnee, Oklahoma, currently operating at 69.4% physical occupancy under “mom-and-pop” management – leaving substantial room to grow income through professional, institutional-grade operations.
- 163 of the 228 occupied tenants have not received a rate increase in over 360 days, and the achieved rate of \$0.63/SF sits well below the \$0.72/SF market rate – creating an immediate Existing Customer Rate Increase (ECRI) opportunity across the entire occupied unit base.
- The property currently has 0% tenant insurance penetration and spent only \$309 on marketing in 2025, representing two largely untapped ancillary revenue and lease-up levers that a new owner can activate on day one.
- Ample land for expansion plus additional surrounding land available for purchase position this asset for future unit additions and added value beyond its current footprint, with a clear path from trailing NOI of \$153,917 toward a stabilized year 4 NOI of 361,342.

### PROPERTY DETAILS

RSF:	60,200
Units:	346
Acres:	4.93
Physical Occ.:	69.4%





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