

2-Property Portfolio - Shawnee

Bryan Street Storage & Independence Street Storage

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE PORTFOLIO OPPORTUNITY

PRESENTED BY

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PRICING GUIDANCE: \$6,000,000

Call for Offers Due: October 20, 2026

INVESTMENT HIGHLIGHTS

- **Compelling scale within the trade area** represents nearly a fifth of all self-storage supply within 5 miles.
- **Physically stabilized assets:** ~\$609K effective gross revenue, ~\$355K NOI — WITH economic occupancy (74–77%) still trails physical occupancy (83–88%).
- **Rents have room to run:** achieved rates trail asking rates and several nearby competitors, especially for climate-controlled space..
- **Strong Oklahoma City MSA location** near Oklahoma Baptist University, FireLake Casino, and I-40.

PROPERTY DETAILS

Storage RSF:	78,840
Parking SF:	8,850
Storage Units:	550
Acres:	5.75



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