

# FOR SALE

6240 U.S. Hwy 277,  
Elgin, OK 73583



JohnsonCommercialGroup.com



## Offering Summary      Property Overview

**Sales Price:** \$2,720,000

**Size:** 54,400 SF

**Lot Size:** 7.20 Acres

**Built In:** 2021

**Unit Count:** 321

**Occupancy:** 64.8%

**Zoning:** Commercial

Chris Johnson  
chris@jcgok.com  
405.435.3572

A Mini Storage is a modern self-storage facility built in 2021 and located along US Highway 277 in Elgin, Oklahoma. The property consists of 321 units with a desirable mix of sizes, including 64 units (5'x10'), 73 units (10'x10'), 113 units (20'x10'), and 71 units (30'x10'), serving both residential and commercial demand. Currently owner-managed and approximately 65% occupied, the facility offers a compelling value-add opportunity through increased occupancy, optimized rental rates, and improved on-site and off-site management practices. The property can be operated with an on-site manager or efficiently managed remotely, and excess land provides additional upside through future storage expansion, open parking income, or other monetization strategies.



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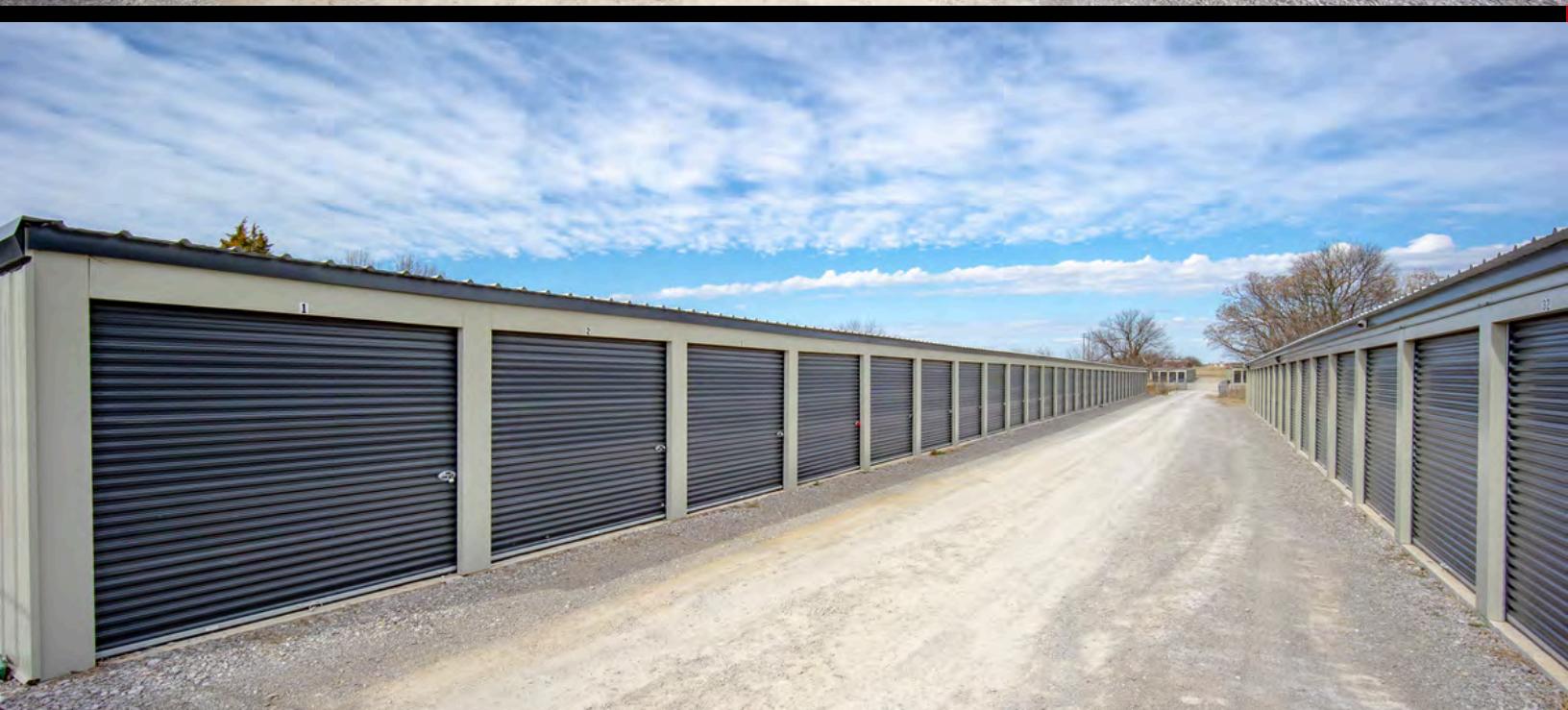
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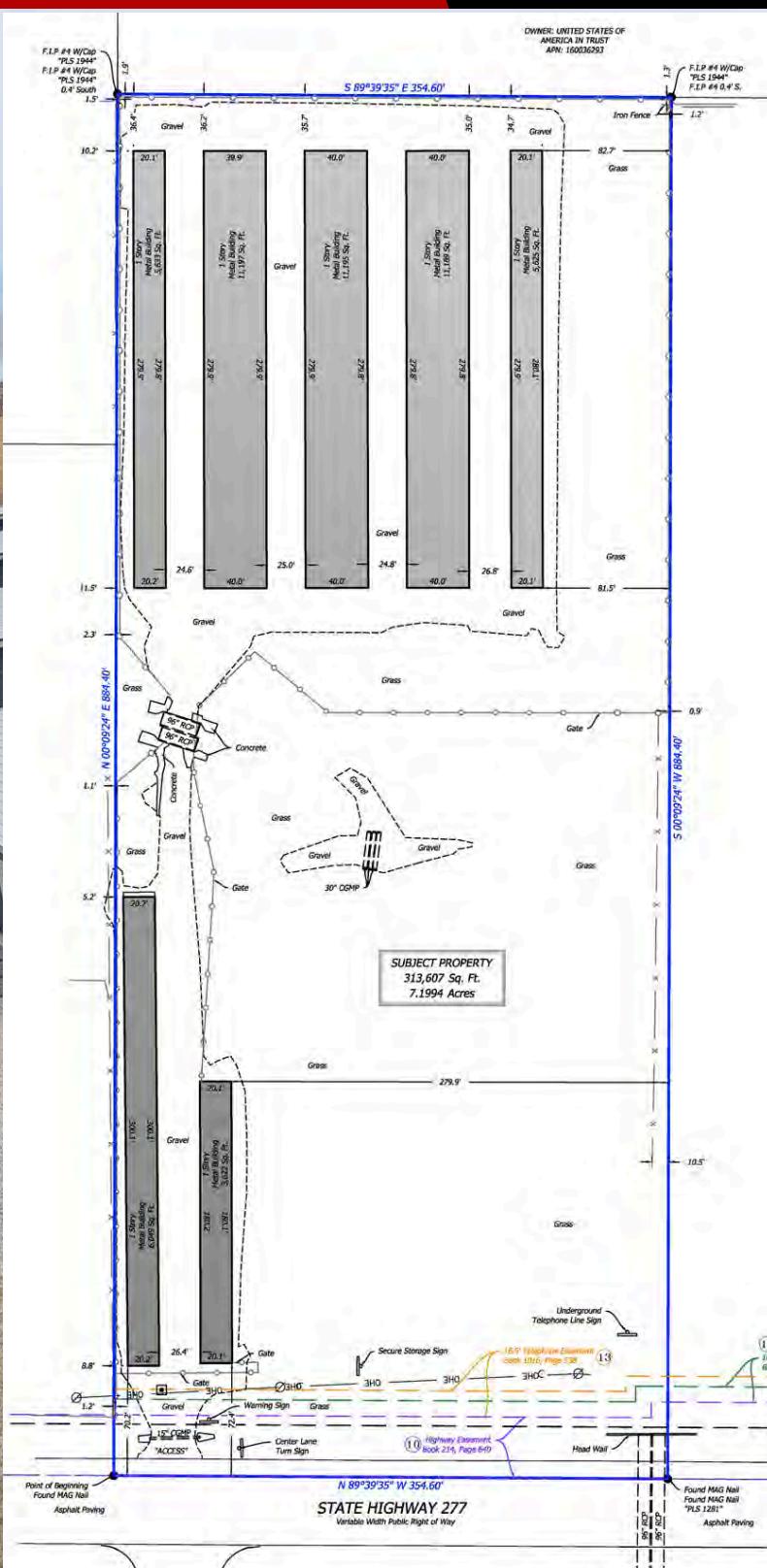
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# Johnson Commercial Group

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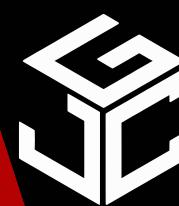
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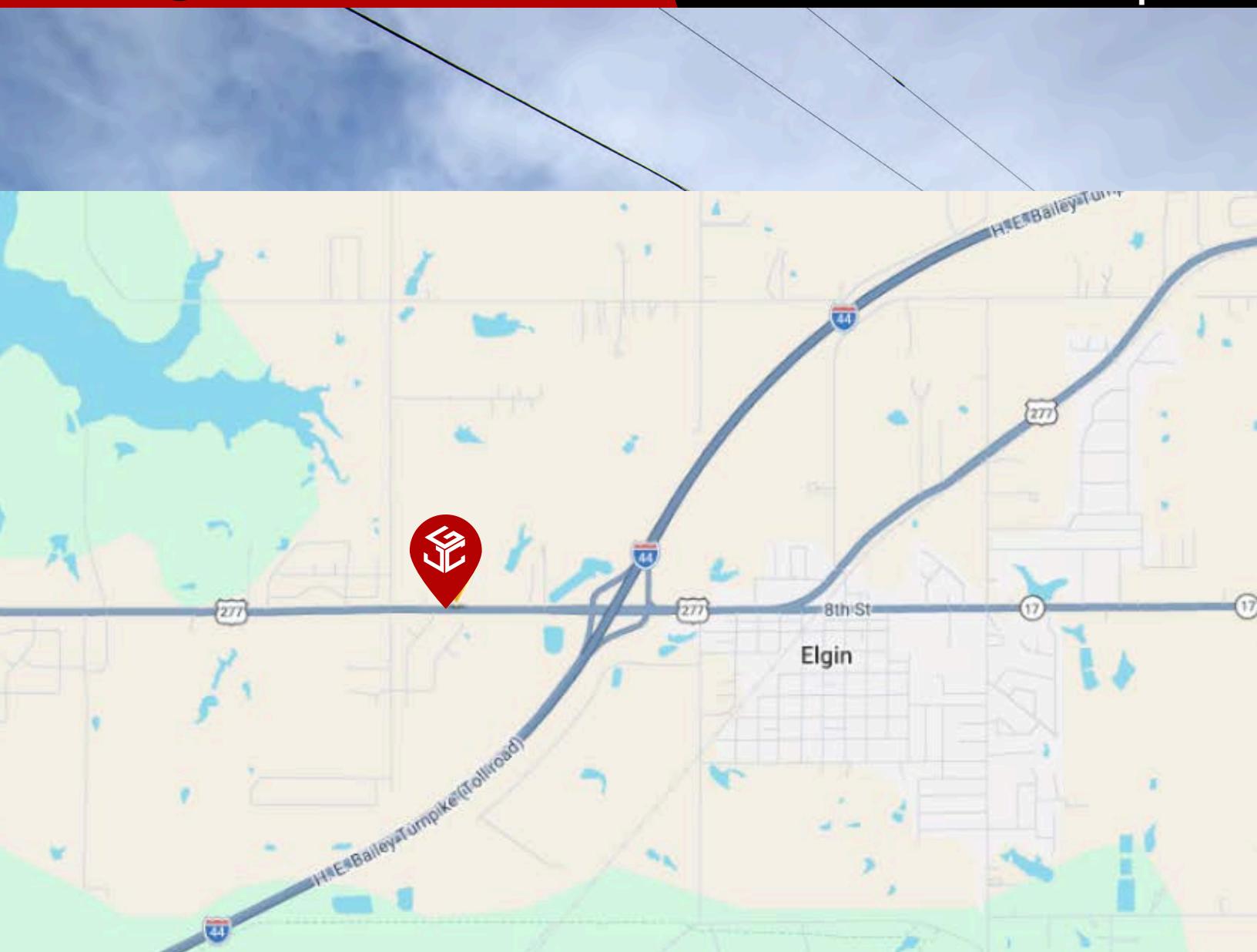
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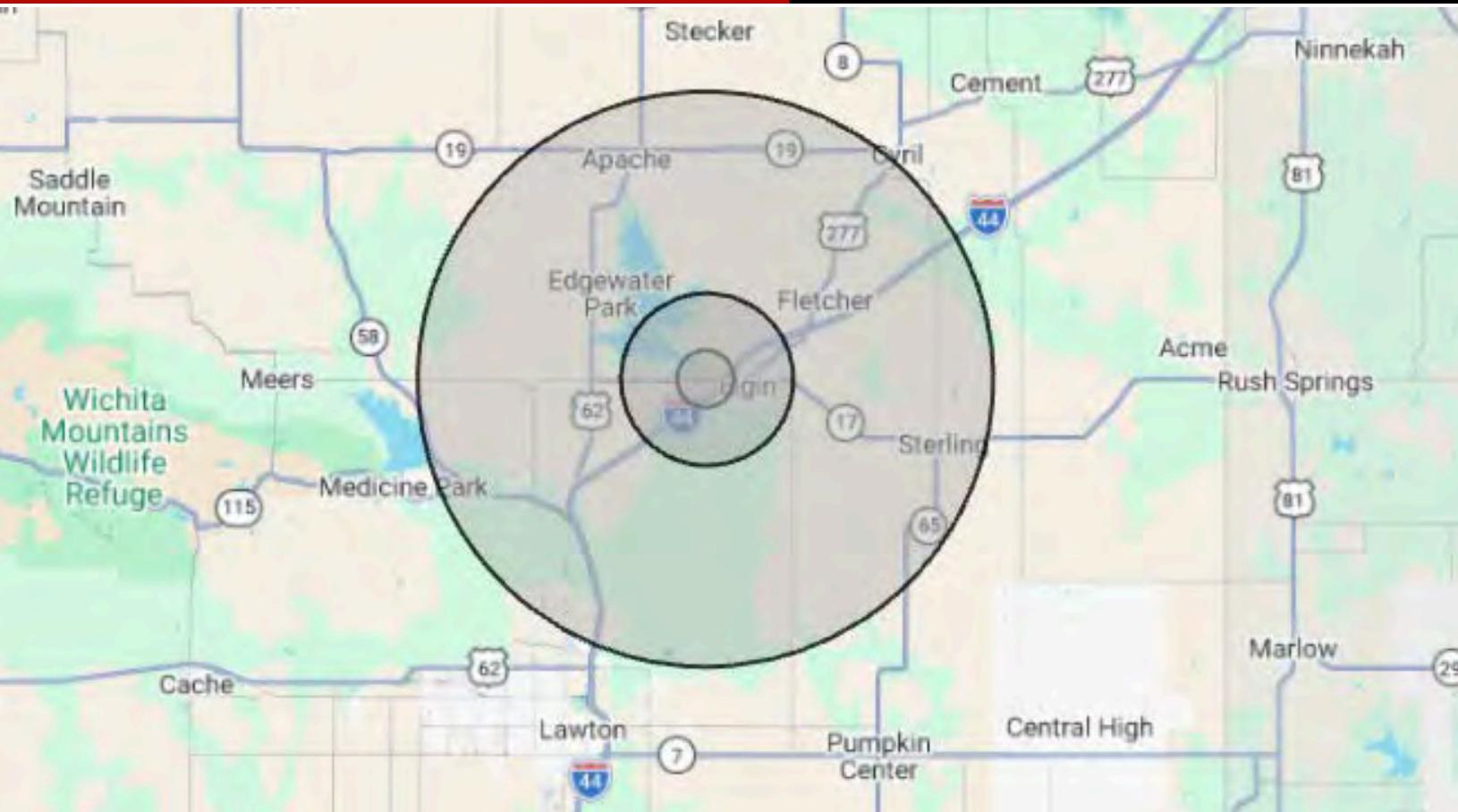
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| Demographics            | 1 MILE   | 3 MILE   | 10 MILE  |
|-------------------------|----------|----------|----------|
| Population              | 307      | 4,494    | 18,184   |
| Average Age             | 36       | 35       | 32       |
| Employment              | 326      | 1,312    | 5,258    |
| Households              | 108      | 1,562    | 5,899    |
| Ave. Household Income   | \$84,298 | \$79,856 | \$78,523 |
| Median Household Income | \$62,884 | \$61,009 | \$63,595 |

**Traffic Count**

**Average Daily Volume**

**3,573 Vehicles**

Information Provide By CoStar

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