

FOR SALE

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



Johnson
Commercial Group

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
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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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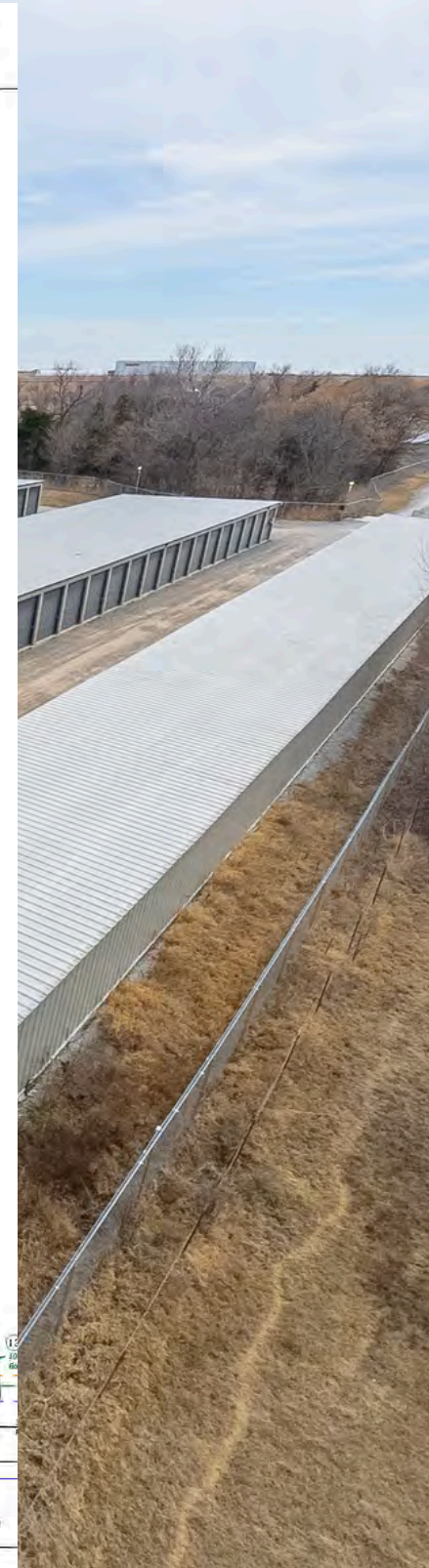
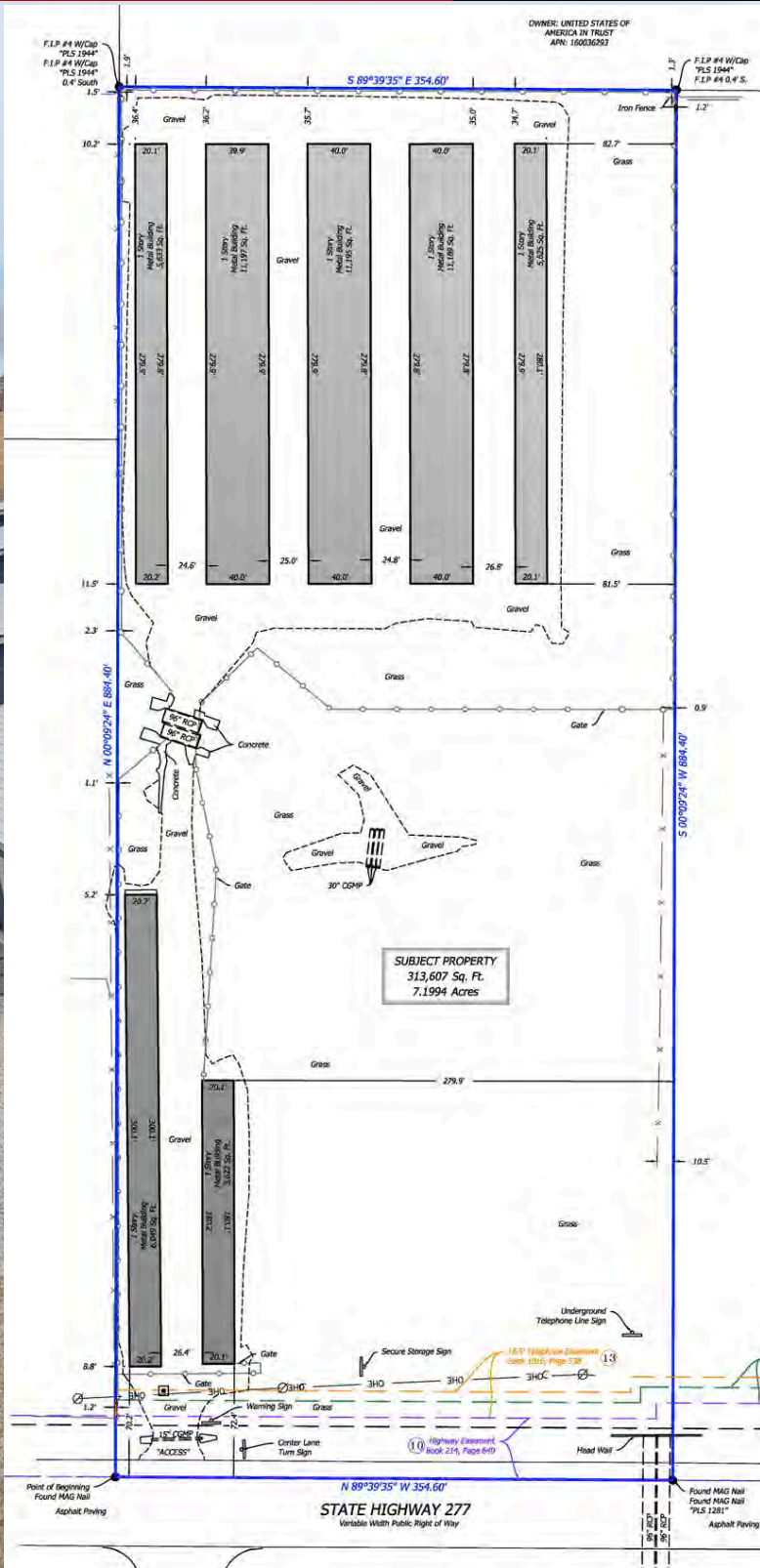
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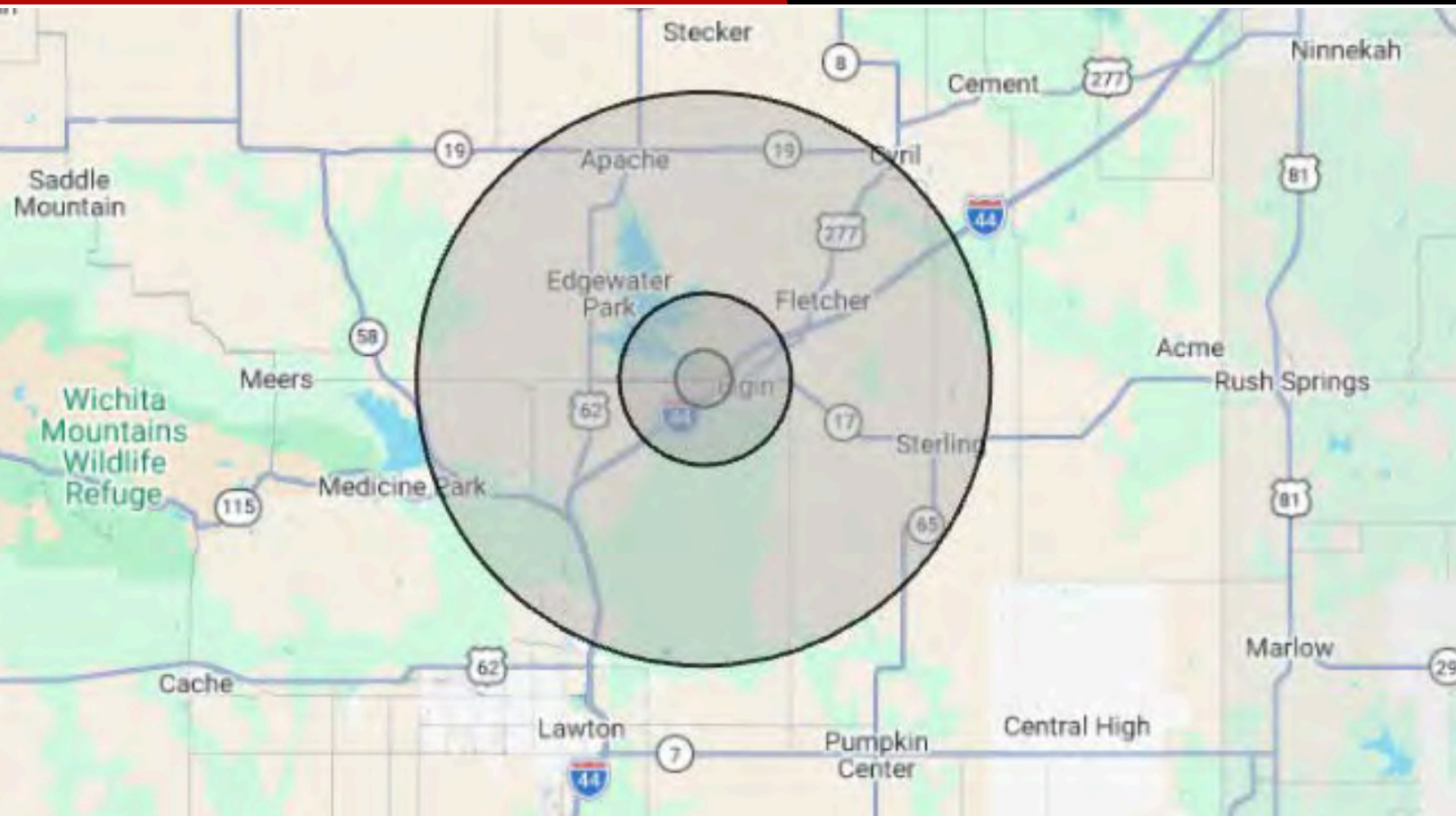
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Demographics

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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