

Self Storage Investment Opportunity



Tulsa Solutions Mini Storage

4247 S 76th E Ave.
Tulsa, OK 74145

Presented by:

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

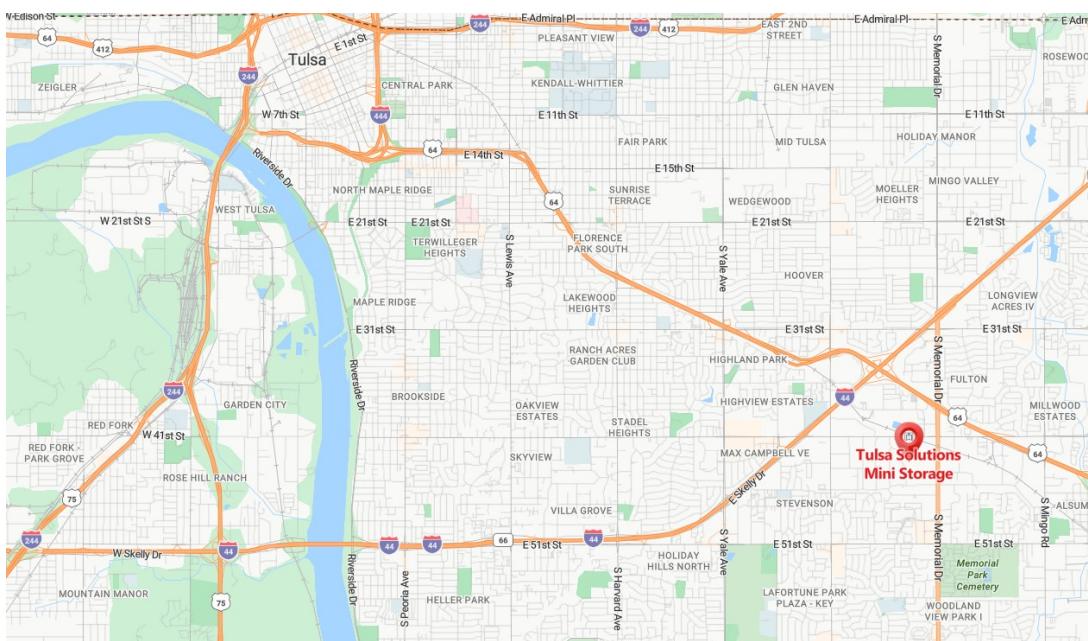
PROPERTY HIGHLIGHTS

- 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

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





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