



CREEK|CRE

INDUSTRIAL SPACE FOR SALE

# EUFAULA SELF STORAGE

114975 S 4200rd, Checotah, OK 74426

**ALEX SAMPLES**

405.464.3030

alex@creekcre.com

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600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

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## EXECUTIVE SUMMARY



Sale Price	<b>\$1,080,000</b>
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### OFFERING SUMMARY

Lot Size:	3.68 AC
NOI:	\$79,131
Year Built:	2010
Market:	Eufaula

### PROPERTY OVERVIEW

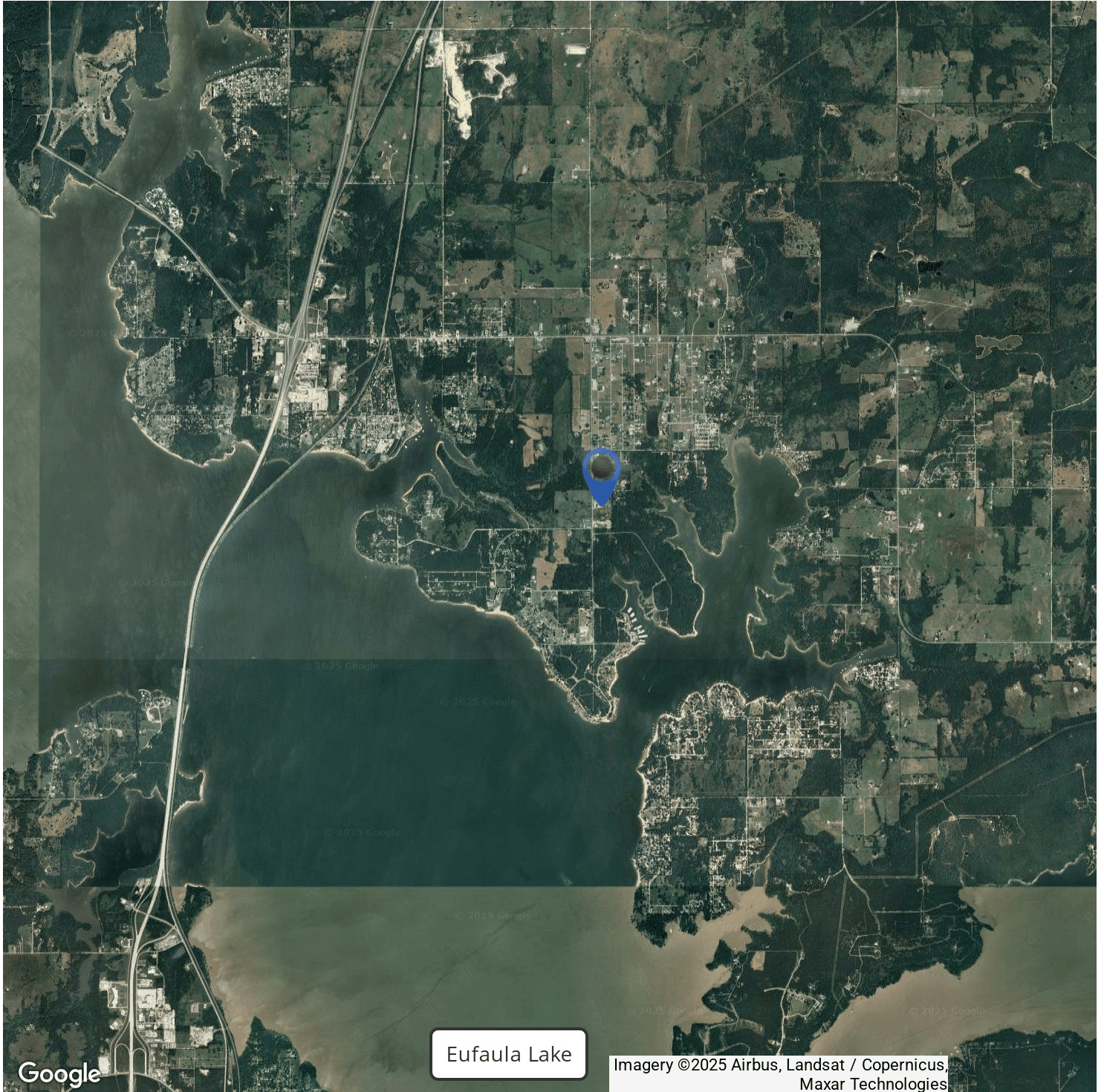
Creek CRE is pleased to present a prime investment opportunity: a profitable boat and RV storage facility strategically positioned near Belle Starr Marina and RV Park at Lake Eufaula. The property features 89 storage units with a strong 93% occupancy rate. An option to purchase the additional +/- 6 acres to the north offering expansion potential or the ability to diversify storage options.

### LOCATION OVERVIEW

Belle Starr Boat Marina & RV Park	0.5 mi
Terra Starr RV Park	0.75 mi
Texanna Rd.	1 mi South

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## LOCATION MAP



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## ADDITIONAL PHOTOS



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