



America's Premier Self Storage Brokers



# Garrett's Mini Storage

800 N. Mickey Mantle Blvd.  
Commerce, OK 74339

Listing Brokers:

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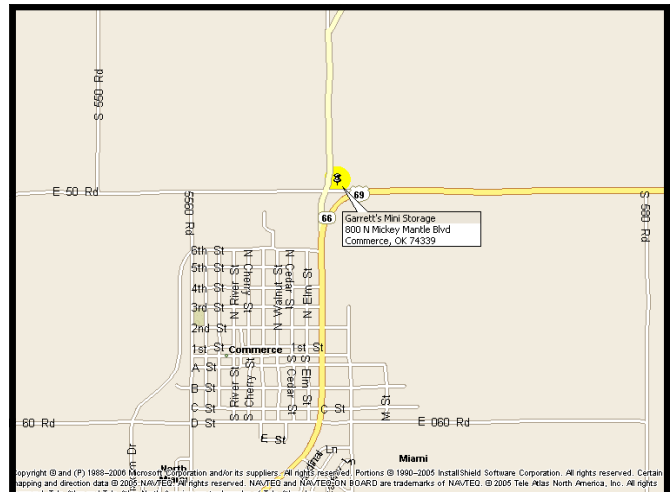


- Excellent exposure on US Highway 69
- Historically has High Occupancy
- Additional Room for Expansion both On Site and Adjacent
- Individual Door Alarms
- New Building Added in 2007

## SALIENT DATA

<b>Price:</b>	<b>\$895,000</b>
Total Units:	225
Rentable Square Feet:	20,300
Total Square Feet:	20,460
Number of Buildings:	9
Total Land Area:	2.5 Acres
Land for Expansion:	Yes
Year Built:	1994

Pro Forma Income and Expenses	
Potential Rental Income	\$112,269
Less Vacancy	(\$1,292)
Gross Operating Income	\$110,977
Total Operating Expenses	(\$19,906)
<b>Net Operating Income</b>	<b>\$91,071</b>



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