

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Area 51 Mini Storage

5151 W. 51st Street  
Tulsa, OK 74107



Presented by:

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## INVESTMENT HIGHLIGHTS

- Institutional-quality facility in top 55 MSA
- Great upside through revenue management, expansion, growing tenant insurance
- Highly visible location along recently completed Gilcrease Expressway
- Large, average unit size (189/sf) for the market
- High-quality construction

## PROPERTY DETAILS

Rentable SF:	109,390
Year Built:	2012, 2014, 2015
Expansion:	2021
Physical Occ.	95%
Number of Units:	411 Drive Up 164 Climate Control 9 Boat <u>2</u> Parking 586 Total
Acreeage:	8.32

