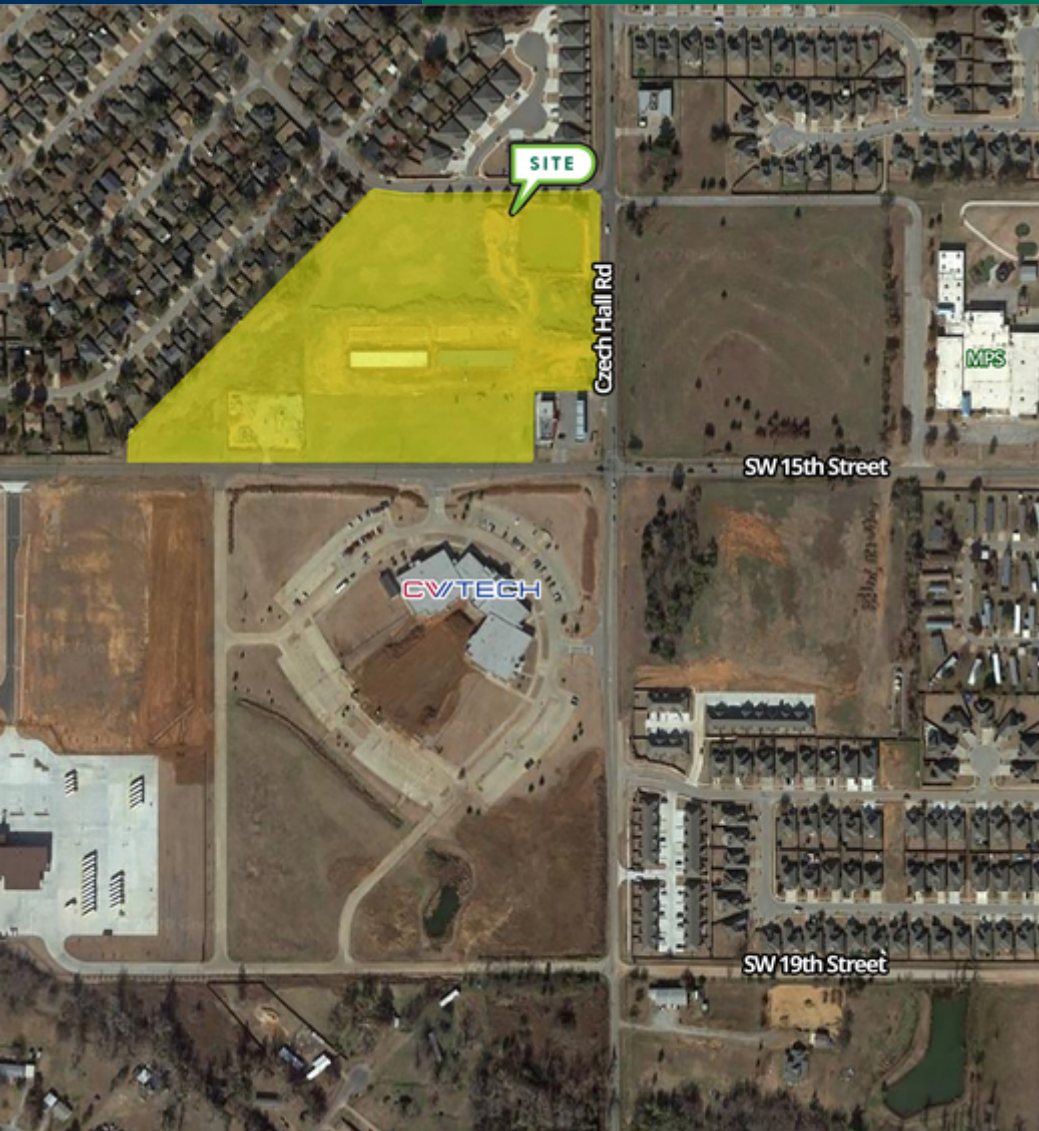


# Self-Storage Facility - For Sale

1513 S Czech Hall Rd, Yukon, OK 73099



## SELF-STORAGE FACILITY | FOR SALE

Sale Price:	\$2,200,000
Lot Size:	14.55 Acres
Total Units Size:	47,600 SF
Year Built:	2019
Zoning:	C-3
Market:	Oklahoma
Sub Market:	Yukon
Cross Streets:	SW 15th & Czech Hall Rd

## COMMENTS

Exceptional opportunity to acquire this recently constructed self-storage facility. Located at SW 15th and Czech Hall Rd in Yukon, the property is surrounded by numerous residential developments and is just west of I-40 and the Kilpatrick Turnpike.

The storage facility consists of 262 traditional non-climate controlled units and 60 RV outside units.

Subject property has room for storage unit expansion as well as pad sites available for development along Czech Hall Rd as well as SW 15th.

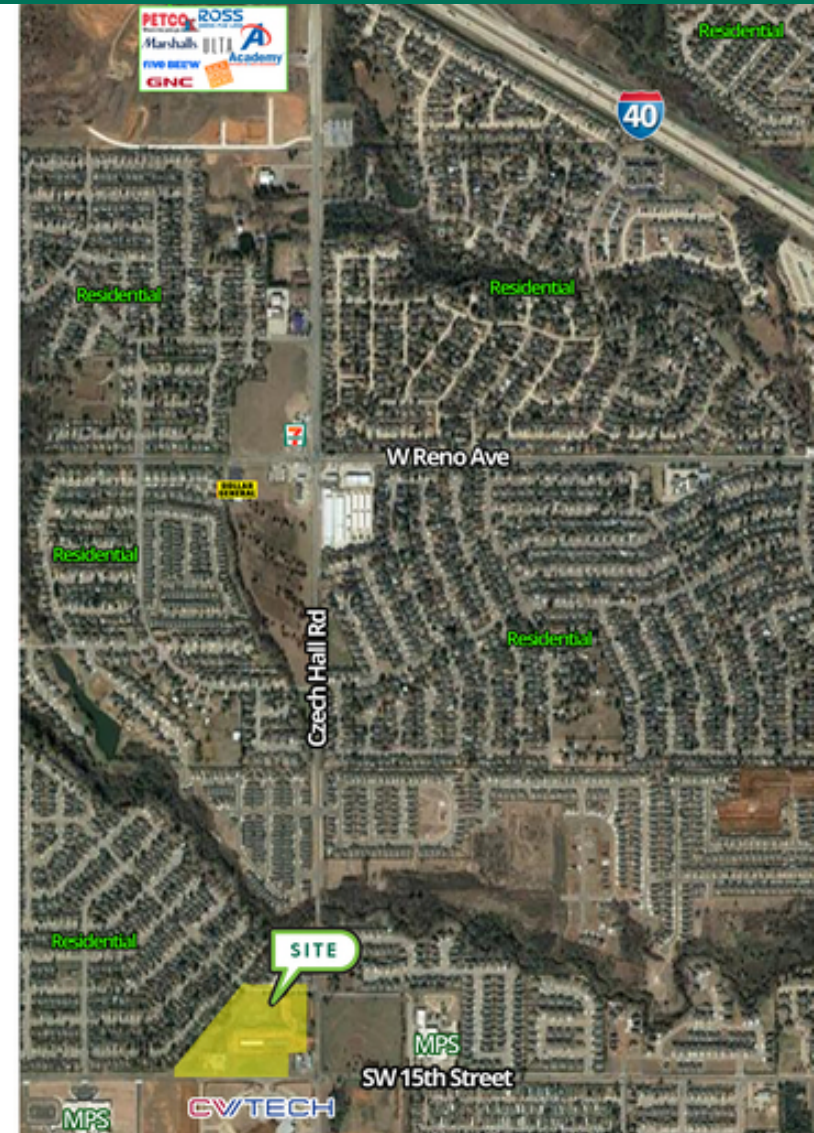
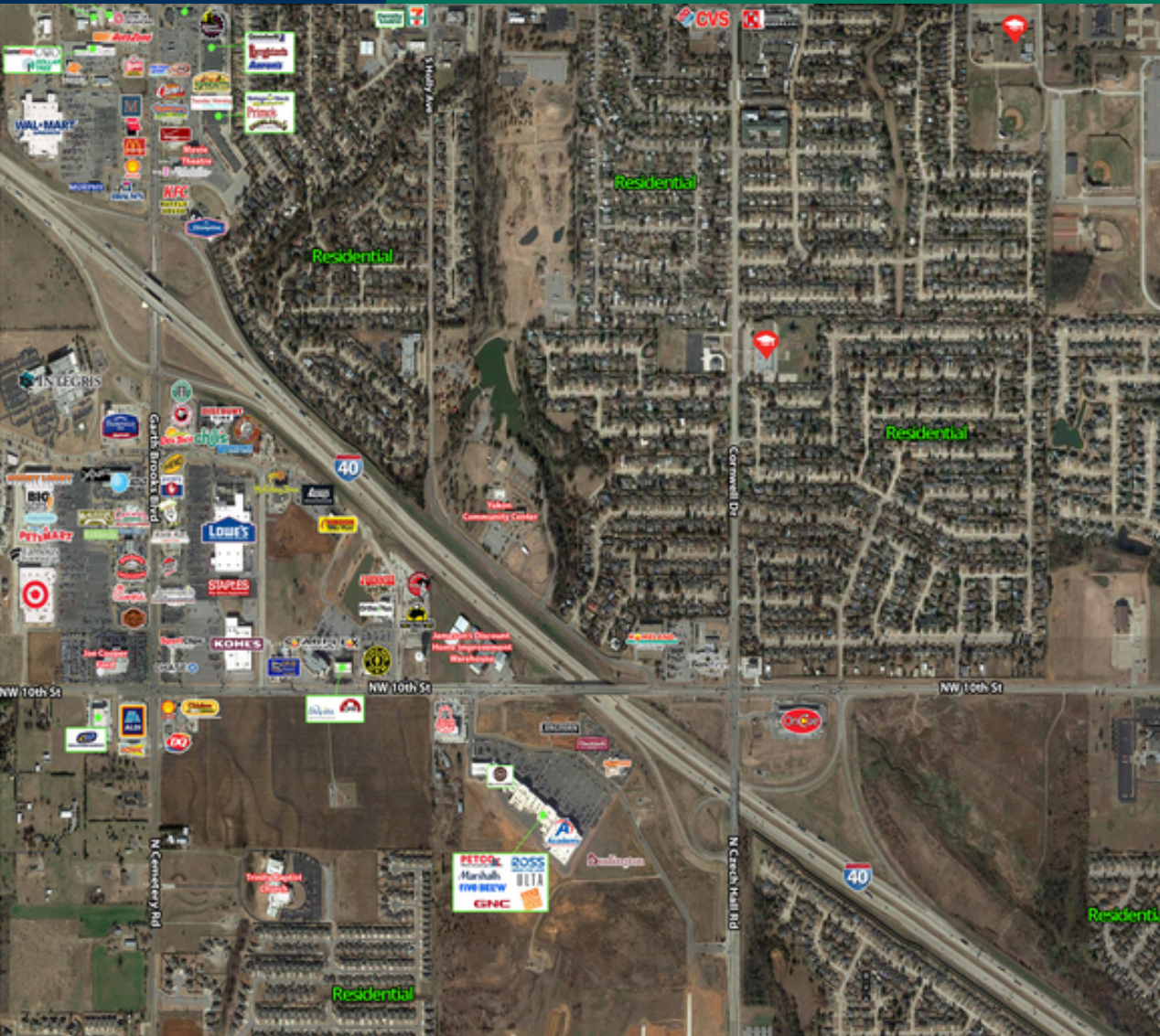
5 X 10 (56) units  
 10 X 10 (36) units  
 10 X 15 (36) units  
 10 X 20 (56) units  
 10 X 30 (18) units  
 10 X 28 (40) outside units  
 10 X 40 (20) outside units  
 With room for an additional 800 units

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### DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	70,790
Population Density	70,790
Median Age	34.3
Median Age (Male)	34.1
Median Age (Female)	35.0
Total Households	26,323
# of Persons Per HH	2.7
Average HH Income	\$72,412
Average House Value	\$165,123

### TRAFFIC COUNTS (PER ACOG)

S Czech Hall Rd	North	10,076
S Czech Hall Rd	South	5,619
SW 15th	East	8,052
SW 15th	West	3,334
		04232020

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