



America's Premier Self Storage Brokers



**Access Storage**  
1060 Heritage Lane  
Tahlequah, OK 74464

Listing Broker:

**Larry Goldman, CCIM**  
**RE/MAX Best Associates**  
Phone: 913-339-0641  
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- Excellent exposure and access on the OK 82 Bypass
- On site leasing office/ manager's apartment
- Stabilized occupancy with potential for expansion
- Concrete drives with computerized gate access

### 2009 INCOME & EXPENSES

Potential Rental Income:	\$253,679
Less Vacancy & Credit Loss (7%):	(\$17,246)
Effective Rental Income:	\$236,433
Total Operating Expenses:	(\$65,841)
<b>Net Operating Income:</b>	<b>\$170,592</b>

### SALIENT DATA

**Price:** **\$1,990,000**

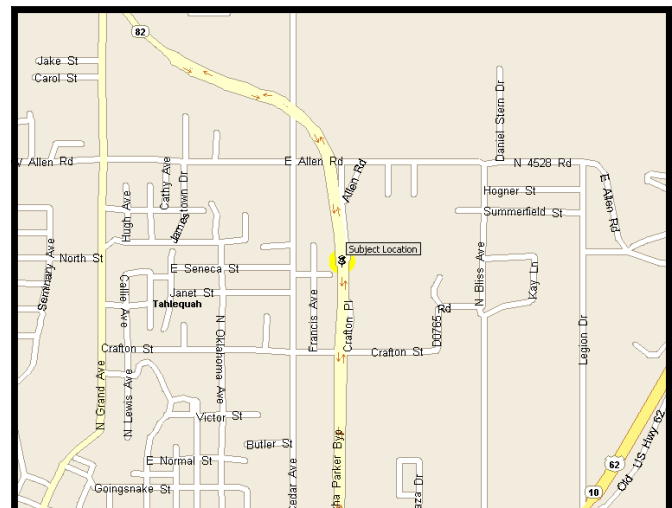
Rentable Square Feet: 61,900

Total Square Feet: 62,900

Total Land Area: 2 Acres

Total Units: 384

Year of Facility Opening: 2001



This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.