



SELF STORAGE ADVISORS

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INVESTMENT OPPORTUNITY

PackRat Storage Systems

5075 US-259

Broken Bow, OK 74728

List Price: \$1,600,000

INVESTMENT HIGHLIGHTS

- Highway frontage in highly desirable recreational area
- High quality facility with low maintenance requirements
- Upside available through revenue management and expansion
- Easily accessible

PROPERTY DETAILS

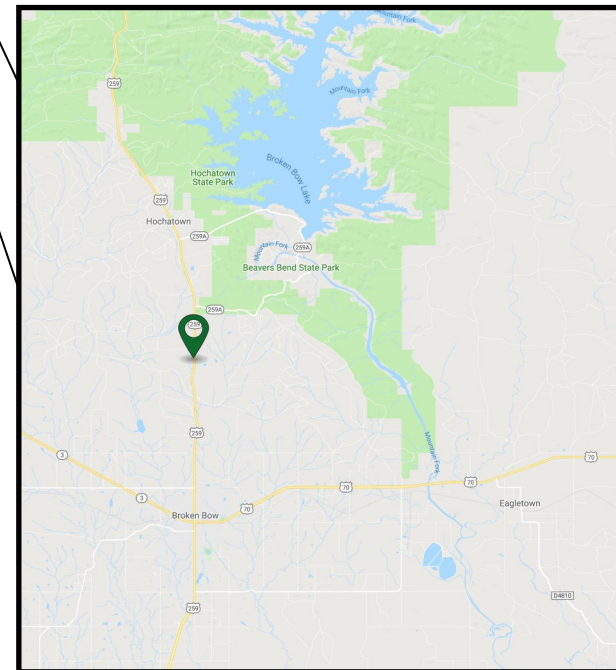
- 56,820 RSF (including parking)
- 222 Units
- 5.5 Acres
- 11 Buildings

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Broken Bow Lake and Beavers Bend Resort Park average over one million visitors each year. As a recreational vacation destination, Broken Bow not only pulls vacationers from around Oklahoma but it also pulls tourists from the surrounding states of Texas, Louisiana, and Arkansas.



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