ARGUS
SELF STORAGE SALES NETWORK

Self Storage Investment Offering

Duncan Mini Storage

1928 W. Bois D'Arc Ave.,
Bois D'Arc Annex,
215 S. Industrial Dr.
Industrial Drive Annex
all located in Duncan, OK

- Great price point to acquire multiple self storage assets with attractive scale.
- Significant expansion land readily available for future growth
- Tremendous revenue upside available through better management due to increased rental rates, occupancy and tenant sales.

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PROPERTY DATA

Price	**$1,900,000**
Total Units	632
Total Square Feet	84,936
Rentable Square Feet	84,898
Year Built	1980-2009
Lot Size	
Industrial Dr.	1.44 Acres
Industrial Dr. Annex	0.39 Acre
Bois D'Arc Ave.	2.69 Acres
Bois D'Arc Ave. Annex	10.04 Acres
Bois D'Arc Ave Expansion Land	27.09 Acres
	41.65 Total Acres

Porthaven Partners and the Argus Self Storage Sales Network have compiled this information from sources believed to be reliable. However, we can make no warranties, express or implied, as to its accuracy. Buyers must conduct their own due diligence.

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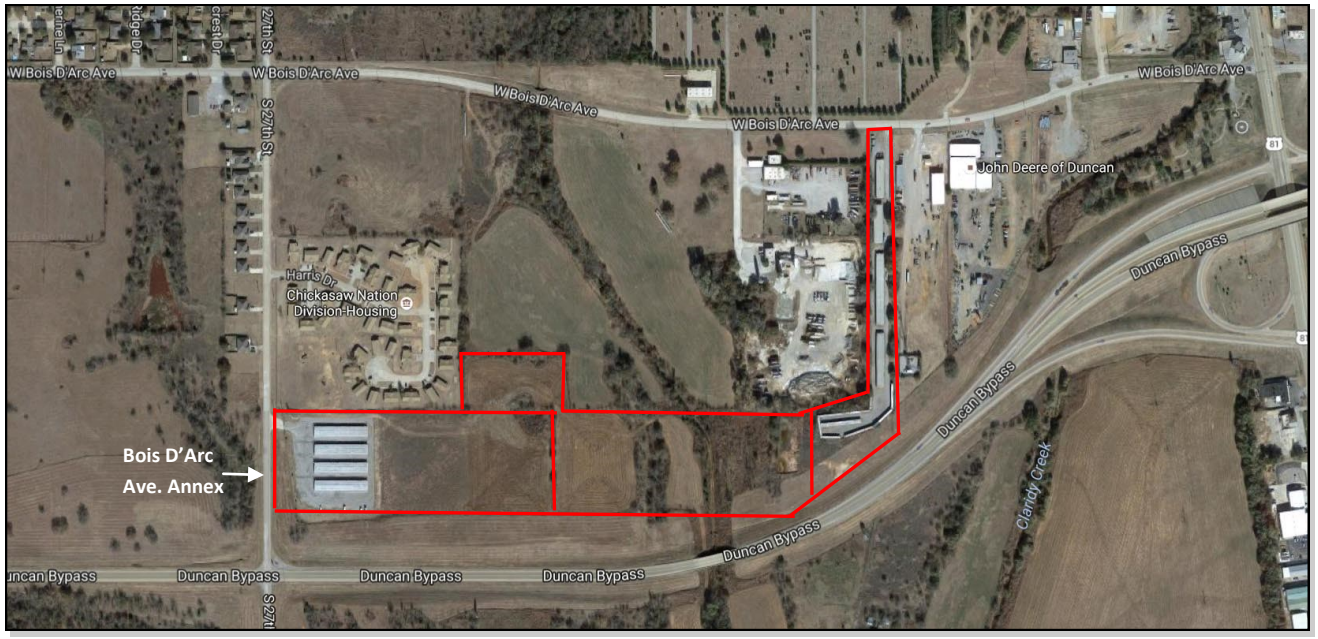

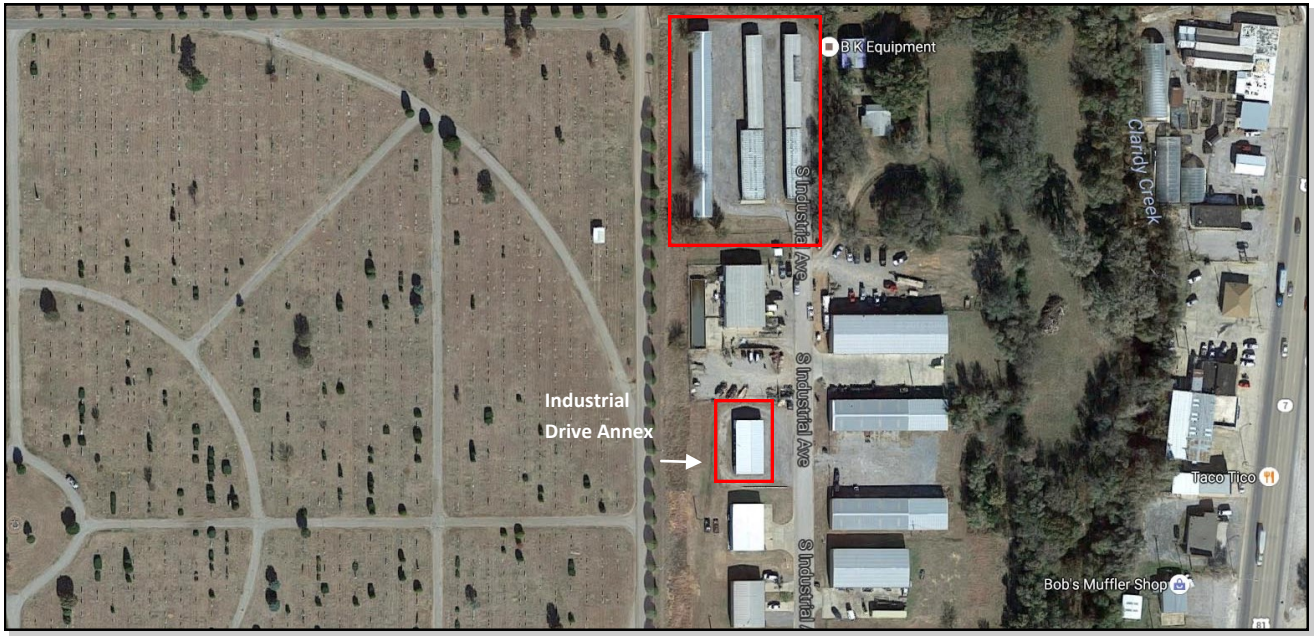

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