

# Self Storage Investment Opportunity



## Smartlock Self Storage - Spencer



8505 NE 36th St.  
Spencer, OK 73084

Presented by:

### **TYLER TRAHANT & CHAD SNYDER**

Dominus Commercial  
(817) 901-7600 | ttrahant@dominuscommercial.com  
(817) 813-5631 | csnyder@dominuscommercial.com

### **JARED JONES, CCIM**

Jones Investment Real Estate  
(918) 948-3941 | jjones@jonesinvre.com

**LIST PRICE: \$700,000**

### INVESTMENT HIGHLIGHTS

- Self storage conversion opened in September 2023
- 100% Climate Controlled Facility
- Noké locks throughout the property
- Remote managed facility with high tech

### PROPERTY DETAILS

Rentable SF:	14,061
Year Built:	Converted Sept. 2023
Acreage:	5.92
Units:	157
Physical Occ.:	65%



