

WYANDOTTE STORAGE | WYANDOTTE, OKLAHOMA



NAMartens
Self Storage

Exclusive Advisor

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Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the feasibility of purchasing the property described herein.

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CONTACT US



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OFFERING SUMMARY



Address:	
Sale Price:	\$250,000
Total Building Size:	+/- 6,300 SF
Total Rentable SF:	+/- 6,300 SF
Total Number of Units:	60 Units
Unit Occupancy:	30.0%
Price/SF Total	\$39.68/SF
Total Land Size	1.26 Acres
Proforma Cap Rate	13.51%
County	Ottawa County
Year Built	2001
Number of Buildings	3
Management Software	None
Number of Stories	1
Exterior/Roof	Metal
Flood Zone	Yes- Zone A

INVESTMENT HIGHLIGHTS

- Value Add Opportunity: Currently operated under mom-and-pop management with a proven track record of previously maintaining 90%+ occupancy, offering clear upside for an active owner to streamline operations and restore performance.
- Opportunity for revenue growth through rent optimization with many of the current tenants below street rates, and tenant insurance/ancillary income.
- Prime location along Highway 60 provides access from Southwest Missouri to Northeast Oklahoma and Grand Lake.
- Situated in Northeast Oklahoma near the Missouri and Arkansas borders, providing strong regional access to both the Joplin, MO, and Tulsa, OK, metropolitan areas.

PROPERTY PHOTOS



PROPERTY PHOTOS



ABOUT WYANDOTTE, OK



Tri-State Regional Gateway: Situated in Ottawa County in northeastern Oklahoma, Wyandotte serves as a key tribal and commercial anchor near the Missouri, Kansas, and Arkansas borders. Located roughly 30 miles southwest of Joplin, MO, and 12 miles southeast of Miami, OK, the community benefits from close proximity to broader regional employment and retail hubs while remaining an essential center for tribal administration and local services.



Proximity to Grand Lake: Situated just north of Grand Lake O' the Cherokees, Wyandotte offers immediate access to one of the region's top water recreation destinations. The lake's 1,300 miles of shoreline drive strong seasonal tourism, boating, fishing, and short-term rental demand, directly boosting the local hospitality and retail economy.



Tribal-Driven Economic Engine: The local economy is heavily anchored by the Wyandotte Nation, which serves as a major regional employer through tribal government operations, healthcare (Bearskin Healthcare & Wellness Center), and business enterprises. Economic activity is further supported by hospitality and gaming operations—including River Bend Casino & Hotel and local travel plazas managed by the Wyandotte Tribe of Oklahoma (WTOK)—along with light manufacturing, agriculture support, and public education.



Strategic Transportation Access: Wyandotte is bisected by U.S. Highway 60 and situated just minutes from Interstate 44 (the Will Rogers Turnpike) and U.S. Highway 69. This connectivity facilitates efficient freight and commuter transit across the tri-state area, offering direct access to Joplin, Tulsa, and Northwest Arkansas logistics markets., and regional trade-area traffic.



Affordable Rural Market: Featuring a low cost of living and accessible real estate values compared to metro centers like Tulsa or Joplin, Wyandotte offers stable conditions for affordable workforce housing. Constant demand from tribal government employment, gaming enterprise staff, and regional commuters supports steady residential rental and land investment opportunities.



POPULATION (2025)

3-Mile	5-Mile	10-Mile
1,582	4,578	15,166

MEDIAN AGE

3-Mile	5-Mile	10-Mile
42.9	42.9	43.2

MEDIAN HOUSEHOLD INCOME

3-Mile	5-Mile	10-Mile
\$53,836	\$54,548	\$56,667

AVERAGE HOUSEHOLD INCOME

3-Mile	5-Mile	10-Mile
\$73,280	\$74,730	\$77,983

TOTAL HOUSEHOLDS

3-Mile	5-Mile	10-Mile
618	1,739	5,965

HOUSEHOLD SIZE

3-Mile	5-Mile	10-Mile
2.56	2.61	2.52

OWNER OCCUPIED HOUSING UNITS

3-Mile	5-Mile	10-Mile
460	1,310	4,659

RENTER OCCUPIED HOUSING UNITS

3-Mile	5-Mile	10-Mile
158	429	1,306

MARKET SURVEY - RENT COMPARABLES

Property Name	Address	5x10	10x10	10x15	10x20	10x12	15x40
MAC mini Storage	900 Chicksaw st Seneca, MO		\$65.00		\$75.00		\$25.00
Midway Storage	58593 U S Fairland, OK	\$65.00	\$80.00	\$90.00		\$85.00	
Watts Landing Storage	61215 E 194 Rd Fairland, OK	\$65.00	\$80.00	\$90.00			
Elk River Storage	25881 S 655 Rd Grove, OK	\$64.00		\$94.00			
Silverback Storage- Neosho West	15740 Hammer Rd Neosho, MO		\$75.00	\$90.00	\$105.00		
Silverback Storage- Neosho South	18732 Missouri 59 Neosho, MO	\$45.00	\$65.00		\$95.00		
49 Mini Storage	773 N Business 49 Neosho, MO	\$59.99	\$74.99		\$109.99		
	Market Average	59.80	\$73.33	\$91.00	\$96.25	\$85.00	\$25.00
Wyandotte Storage	Street Rates	\$35	\$35	\$40	\$50		
Wyandotte Storage	Average Rented Price	\$35	\$35	\$40	\$50		

RENT COMPARABLE MAP

Subject Property | Wyandotte Storage



MAC Mini Storage



Midway Storage



Watts Landing Storage



Elk River Storage



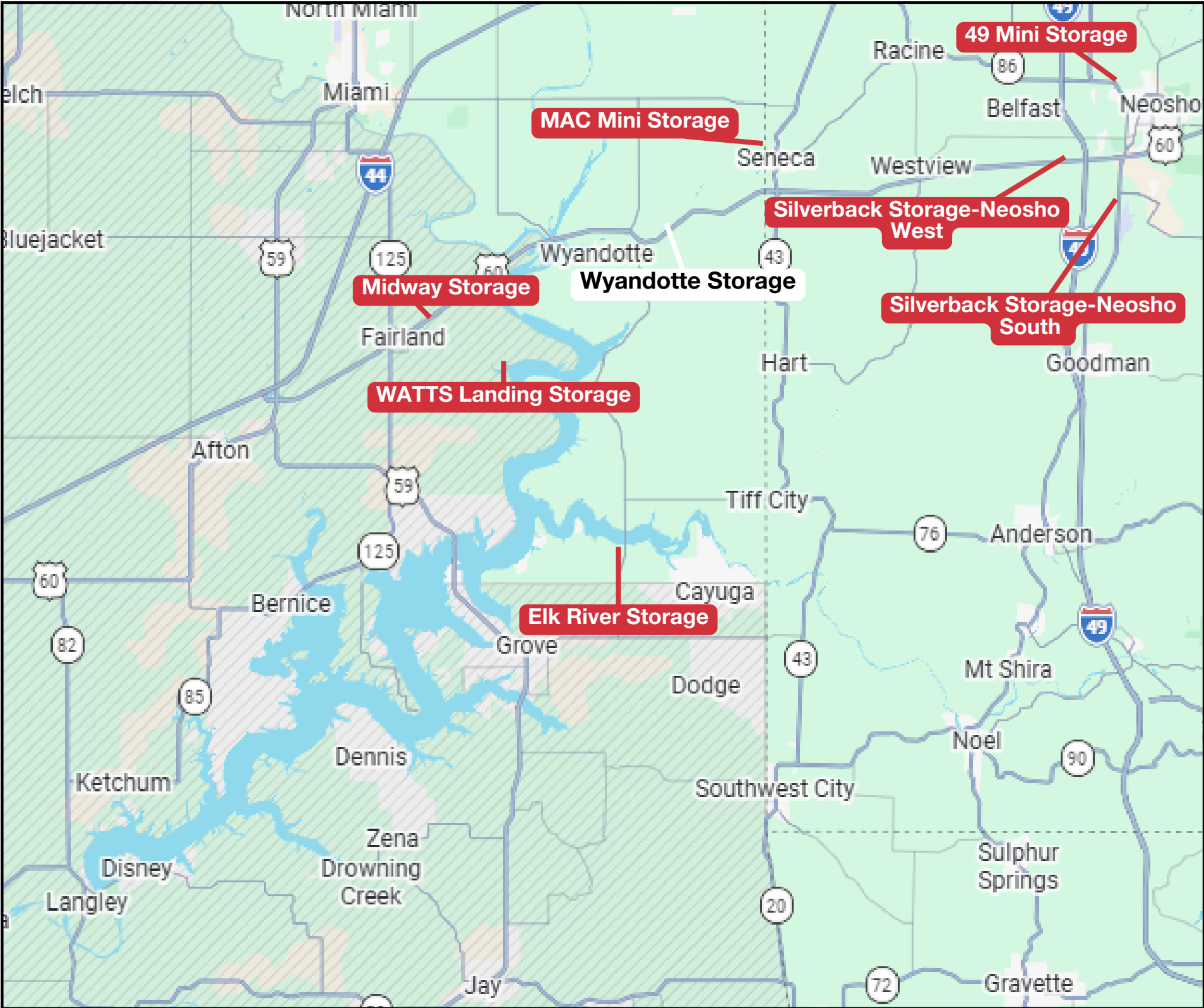
Silverback Storage-Neosho West



Silverback Storage-Neosho South



49 Mini Storage



PROPERTY DETAILS

Size	Count	SQ. FT.	Currently Occupied	Rentable SQ. FT.	Current Monthly Rents
5x10	8	50	2	400	\$30-\$35
10x10	44	100	14	4,400	\$35
10x15	2	150	0	300	
10x20	6	200	2	1,200	\$50-\$70
Total/Average	60		18	6,300	
Current Monthly Income					\$620

OFFERING SUMMARY

Building Size:	6,300 SF
Net Rentable SF:	6,300 SF
Total Number of Units:	60 Units
Unit Occupancy:	30.0%
Lot Size:	1.26 Acres
Flood Zone:	Yes



PROFORMA FINANCIALS

UNIT TYPE	TOTAL UNITS	SQ. FT.	RENTABLE SQ.FT	ASKING RENT	POTENTIAL MONTHLY RENT
5X10	8	50	400	\$60	\$480
10X10	44	100	4,400	\$75	\$3,300
10X15	2	150	300	\$90	\$180
10X20	6	200	1,200	\$100	\$600
TOTAL / AVERAGE	60		6,300		\$4,560

Annual Income	Proforma	Proforma	Notes
Potential Rental Income	\$54,720	\$54,720	
Vacancy/Discounts	(\$5,472)	(\$5,472)	10% Vacancy Rate
Effective Rental Income	\$49,248	\$49,248	
Total Effective Gross Income	\$49,248	\$49,248	

Annual Expenses	Current	Broker Adjusted	Per SF	% Of E.G.I.	Notes
Real Estate Taxes	\$1,018	\$1,250	\$0.16	2.5%	Based on 2026 Increase
Insurance	\$0	\$8,000	\$0.00	16.2%	Insurance in Flood Plain
Management Fee	\$0	\$3,000	\$0.48	6.1%	Boots on the Ground for \$250/Month
Utilities	\$842	\$1,000	\$0.13	2.0%	
Software	\$0	\$720	\$0.11	1.5%	\$1 per unit per month
Repairs and Maintenance	\$0	\$1,500	\$0.24	3.0%	
Total Expenses	\$1,860	\$15,470		31.41%	
Net Operating Income	\$47,388	\$33,778			

Purchase Price Analysis

	Cap Rate	Price/SF	Sale Price	GIM
Proforma Valuation	8.50%	\$63.08	\$397,388	8.07
Sales Price	13.51%	\$39.68	\$250,000	5.08



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