



Property Client Full Plus

202 E Ethel Street, Drexel, MO 64742

L Price: **\$849,900**

MLS#: **2577646** Status: **Active**

County: **Bates**

Commercial

Area: **230 - Bates County, Mo**



Type: **Business Opportunity**
 Use: **Self Storage**
 Tot SF: **16,800** # Stories: **1**
 Min SF: Max SF:
 Lsz: **2.24 - Acres**
 Name:
 L/S: **Sale**
 Age: **11-15 Years**
 Legal:
 Zone: **C1**
 Brk ID: **RXS**
 Agt ID: **DCHAPIN**
 Yr Blt: **2011**

General Information

Leased: **Yes** Curr Lse: **Full Service** Flood: **No** Cap Rt: **10.00**
 Op Exp: Grs Inc: Net Inc:
 Road: **City Street** Occupy: **Monthly, Tenant Occupied**
 Parking: **Covered, Parking Lot** Location: **City Location, Commercial Park**
 Utilities: **Other** City Limits: **Yes** Streets: **Public Maint**
 Interior:
 Exterior: **Building Sign, Outside Storage**
 Security:
 Accessibility:
 Maint Pr:
 Ceiling Height:

Remarks & Directions

Prime Investment Opportunity – 84-Unit Storage Complex on 2.24 Acres in Drexel, MO Outstanding chance to own a proven income-producing property in the heart of Drexel, Missouri, just a short drive south of Kansas City and Overland Park, KS. This well-maintained 84-unit storage complex sits on 2.24 acres with excellent accessibility and visibility, serving both the local community and the surrounding region. All units are 10x20 and designed for durability and function, featuring 7 ft overhead doors, 12 ft ceiling heights, and concrete floors. The facility is currently producing a 10% cap rate, offering investors reliable cash flow from day one. Self-storage has long been recognized as one of the most recession-resistant and stable real estate asset classes, with consistent demand and historically strong occupancy rates. This property combines that stability with growth potential, as the acreage allows for future expansion to further increase revenue and long-term value. Whether you are looking to expand your investment portfolio or step into a turn-key business model with steady returns, this storage complex delivers the perfect balance of income, security, and scalability.

Directions: **South through Drexel to property on Sharpe turn at Ethel St or From KS through Drexel to property just Past Jassies Gas Station.**

Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
Ofc SF:	0	Bs Yr:		Allow:		Includes:	Other, See Remarks
Whs SF:		U-R:	Rentable			# Empl:	Real Estate
Clr Ht:	12	Allow:				Open:	
#Drv In:	84						
#Dock:	0						
Dock Type:							
Dr Ht:	7						
Rail:	No Railroad						
Allow:							

Financial Information

Will Sell: **Cash, Conventional, Exchange** HOA: **/**
 Tax: **\$6,700** Spc Tax: **\$0** Total Tax: **\$6,700** Tax Comm: