

Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS

Self Storage Development Site

1270 Saw Mill River Road
Yonkers, NY 10710

PRICING GUIDANCE: Contact Broker

INVESTMENT HIGHLIGHTS

- Self Storage Development Opportunity
- ZB Approvals for a 6-Story Class A Self Storage Facility
- 82,140 Gross SF | \pm 60,864 Net Rentable SF
- 0.51 Acres
- Strong Market Fundamentals 387,000 Population in 5 mi.
- Market Average 10 x 10 CC: \pm \$33.48
- Excellent visibility and frontage on Saw Mill River Road

DEVELOPMENT DETAILS

Acres:	0.51 Block 3270 Lot 217 and 220
Stories:	6
Building GSF:	82,140
Est. RSF:	\pm 60,864 (Assuming a \pm 28% LF FLs 2-5)
Zoning:	CM (Commercial, Storage, Light Manufacturing)

Presented by:

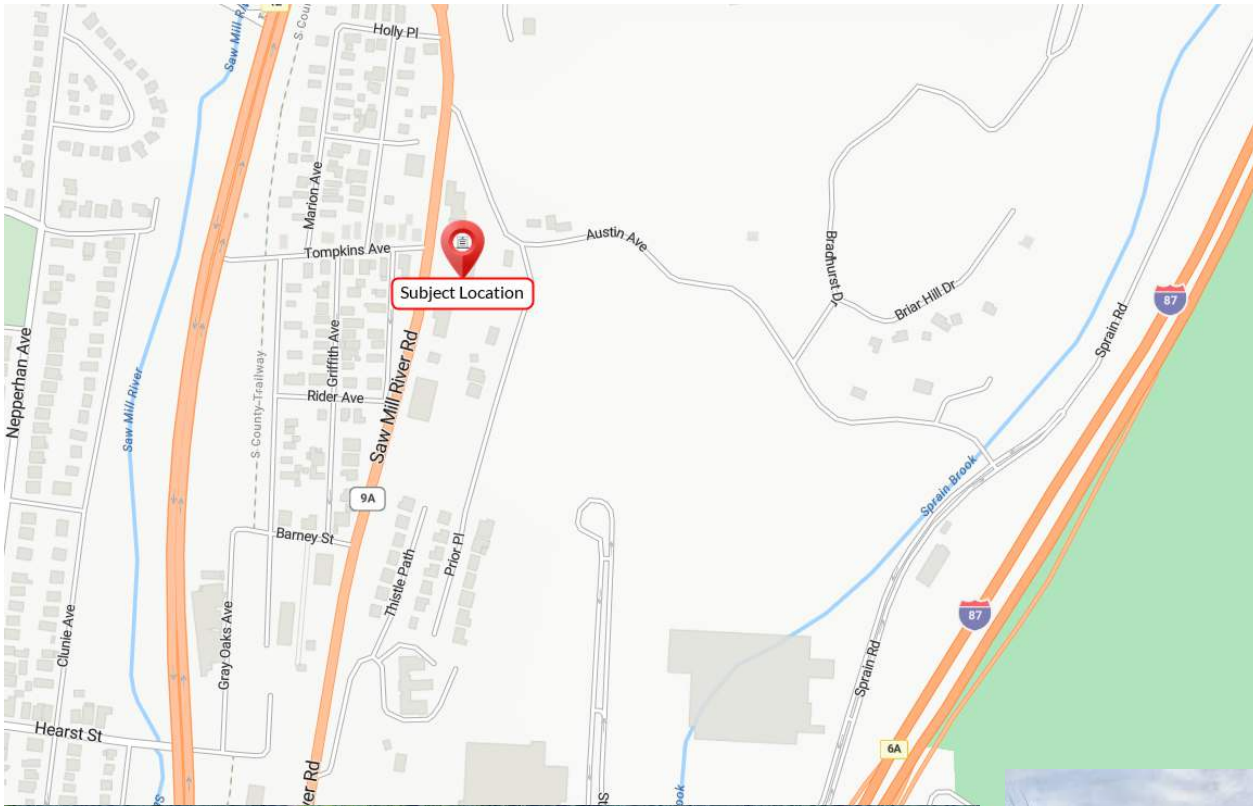
LINDA CINELLI, CCIM

LC Realty

908-722-5661

linda@lcrealtyusa.com





Argus Self Storage Advisors and LC Realty have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.