# Self Storage Development Opportunity



# **Development Site**

320-330 Route 9 Waretown, NJ 08758

Presented by:

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**LIST PRICE: \$1,650,000** 

### **INVESTMENT HIGHLIGHTS**

- Self-Storage Development Opportunity
- 636 Units | 79,025 NRSF
- Positioned in high-demand area with strong population growth
- Located in redevelopment zone
- On track for zoning approval with a developer's agreement expected within 90-120 days

## **DEVELOPMENT DETAILS**

County: Ocean

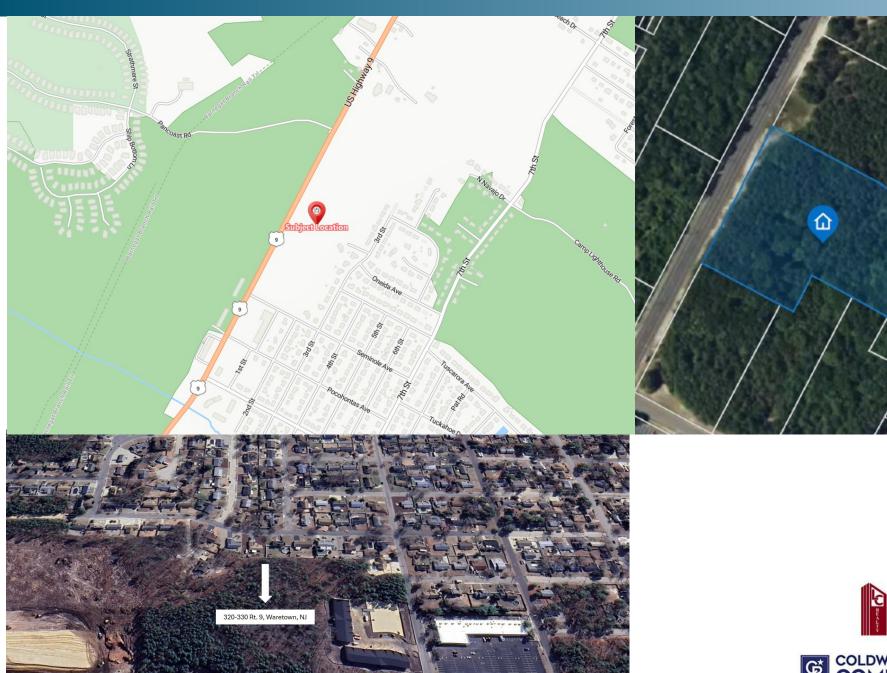
APN: 21-00241-11-00012-04

Block 241.11 | Lot 12.04

Zoning: C-1

Parcel Size: 3.52 Acres (153,331.20 SF)

RSF: 79,025 Units 636





Argus Self Storage Advisors, LC Realty & Coldwell Banker Commercial 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.