

Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS

Development Site

320-330 Route 9
Waretown, NJ 08758

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

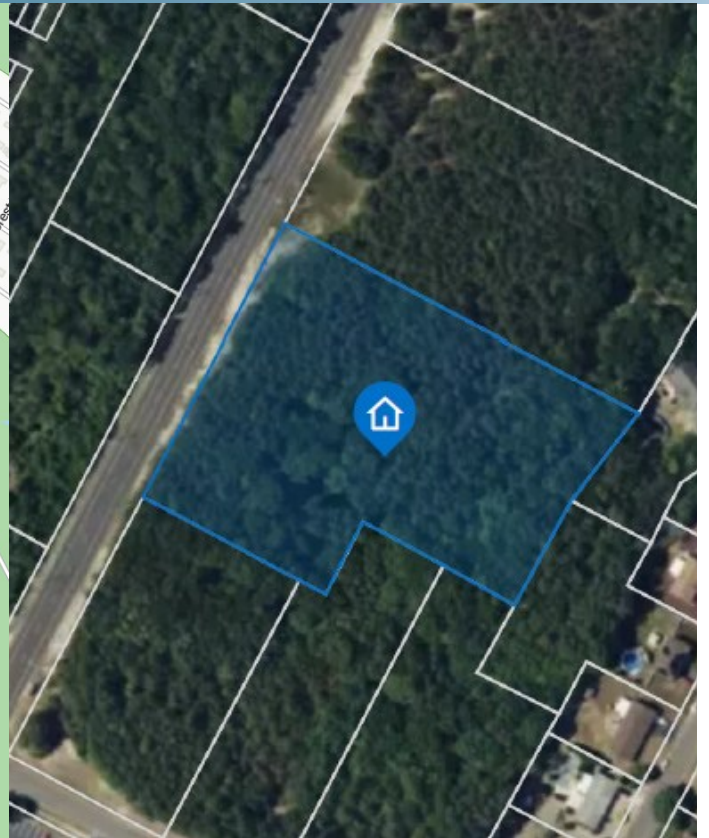
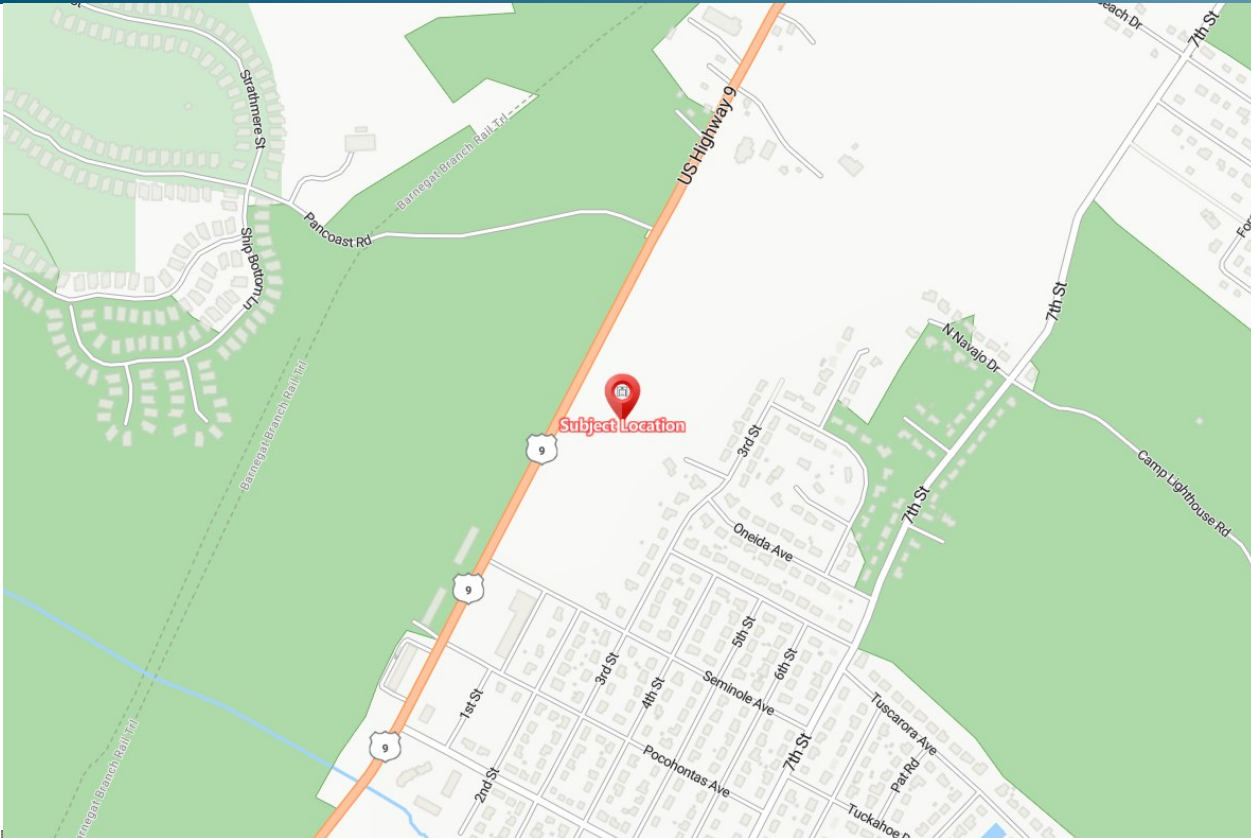
Presented by:

LINDA CINELLI, CCIM

LC Realty
908-303-8661
linda@lcrealtyusa.com

JIM REMLER

Coldwell Banker Commercial
973-936-8250
jremler@1906propertygroup.com



US Hwy 9

NJ-DOT: 16,467 ADTV

