

This fully entitled self-storage project in Staten Island, New York, offers a rare opportunity to acquire a shovel-ready, fully entitled 3-acre site for a two-building complex. The project features **80,831 square feet** of space across **628 units**, making it a strong investment in a high-demand market. With no new self-storage developments under construction or in the planning stages within the market area, the immediate 3-mile radius remains under-supplied, despite existing competition.

FULLY ENTITLED SELF-STORAGE SITE

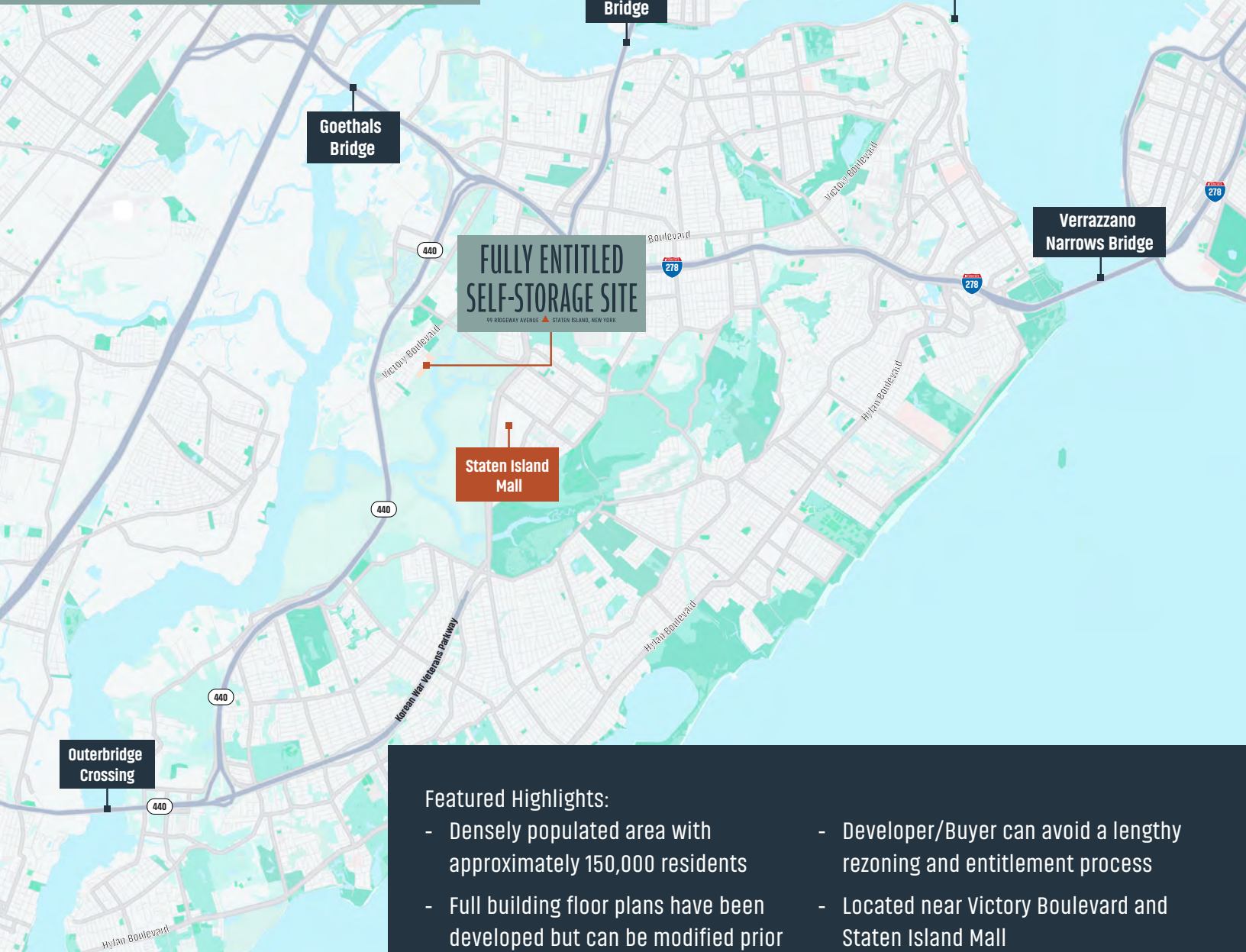
99 RIDGEWAY AVENUE ▲ STATEN ISLAND, NEW YORK



AVISON
YOUNG

FULLY ENTITLED SELF-STORAGE SITE

99 RIDGEWAY AVENUE ▲ STATEN ISLAND, NEW YORK



Featured Highlights:

- Densely populated area with approximately 150,000 residents
- Full building floor plans have been developed but can be modified prior to construction permit submission
- Developer/Buyer can avoid a lengthy rezoning and entitlement process
- Located near Victory Boulevard and Staten Island Mall
- Sold with all approvals in place

Get more information:

Ted Stratigos
Principal & Managing Director
D. 516 962 5399 | M. 516 818 6659
ted.stratigos@avisonyoung.com

Kevin Stratigos
Senior Associate
D. 516 962 5391 | M. 631 245 2940
kevin.stratigos@avisonyoung.com

**AVISON
YOUNG**

© 2026. Avison Young. The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Avison Young and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Avison Young and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.

This offering memorandum is the property of Avison Young and its client, which may be used only by parties approved by Avison Young or the offeror. The specified property is privately offered and, by accepting this offering memorandum, the party in possession hereof agrees (i) that this offering memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence, and (ii) to return these materials to Avison Young, or destroy, at such party's election immediately upon request. No portion of this offering memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Avison Young.