

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

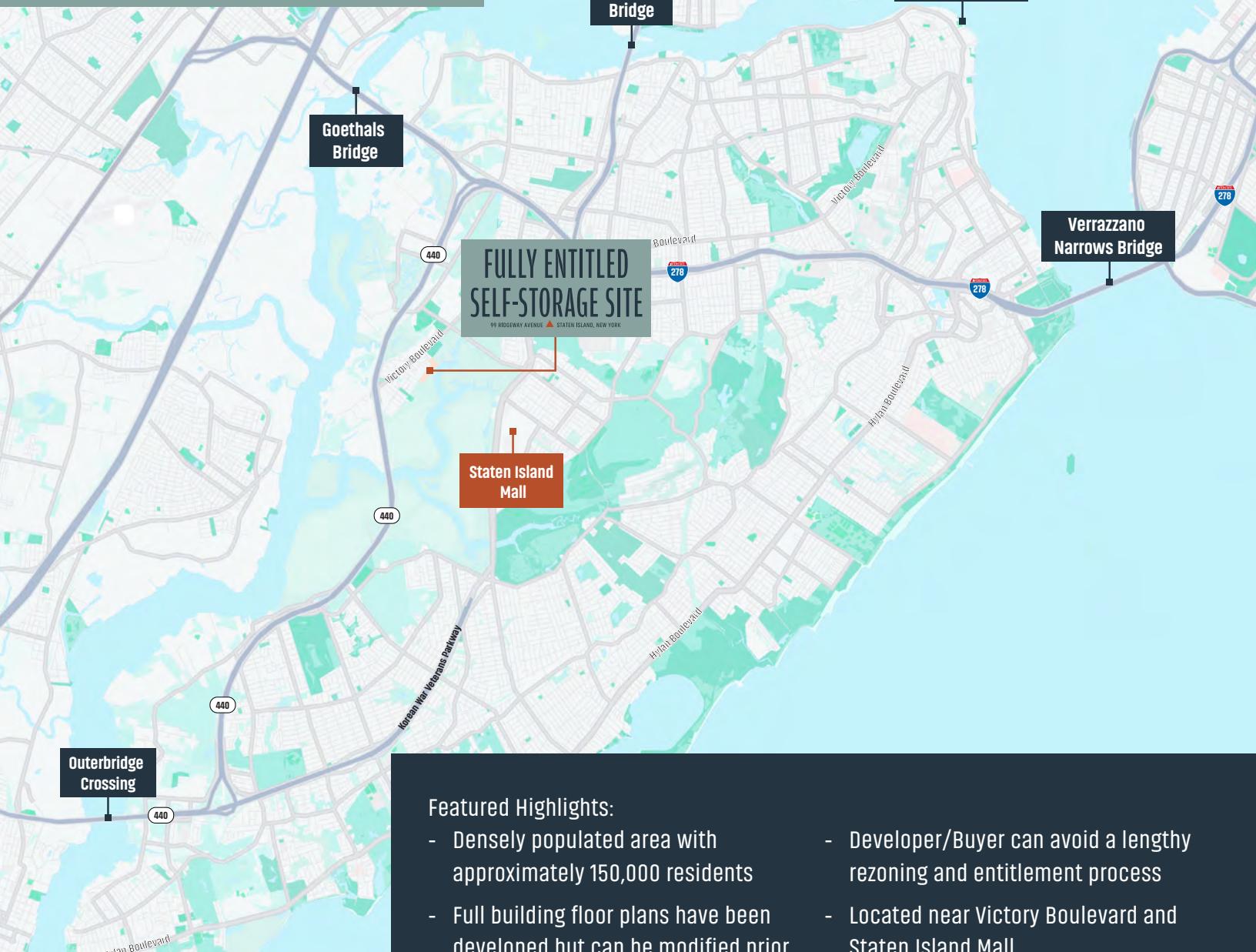
99 RIDGEWAY AVENUE ▲ STATEN ISLAND, NEW YORK



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## 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:

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