136 BARNES RD MANORVILLE, NY 11949



PROPERTY DESCRIPTION

Former duck farm of 15 acres designated and approved for selfstorage by Town of Brookhaven. Fully approved attached plans for 90,000 sq ft. plus outside storage. Town has since verbally agreed to allow for 130,000 sf of self-storage buildings. Town is anxious to receive a mitigation fee for the project. That cost is included in asking price. Self-storage developer can get shovel in ground with their own specific designs approved within six months. Sale Price \$6,250,000.

Site has 650' frontage along Sunrise Highway.

Area has proven very strong rates and demand for self storage development.

OFFERING SUMMARY

Sale Price:			\$6,250,000
Lot Size:			15 Acres
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	57	313	1,555
Total Population	198	954	4,399
Average HH Income	\$108,633	\$97,328	\$96,474

BERNARD STACHEL

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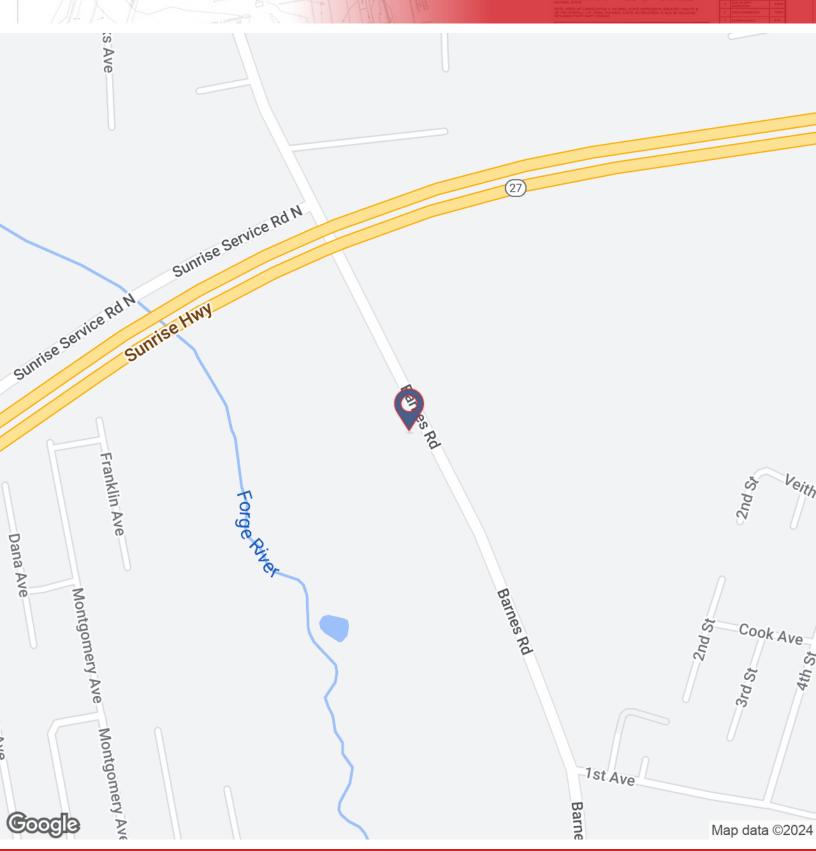
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