

136 BARNES RD

MANORVILLE, NY 11949

LAND FOR SALE



PROPERTY DESCRIPTION

Former duck farm of 15 acres designated and approved for self-storage 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

914.637.0800 x14

bernstach@gmail.com

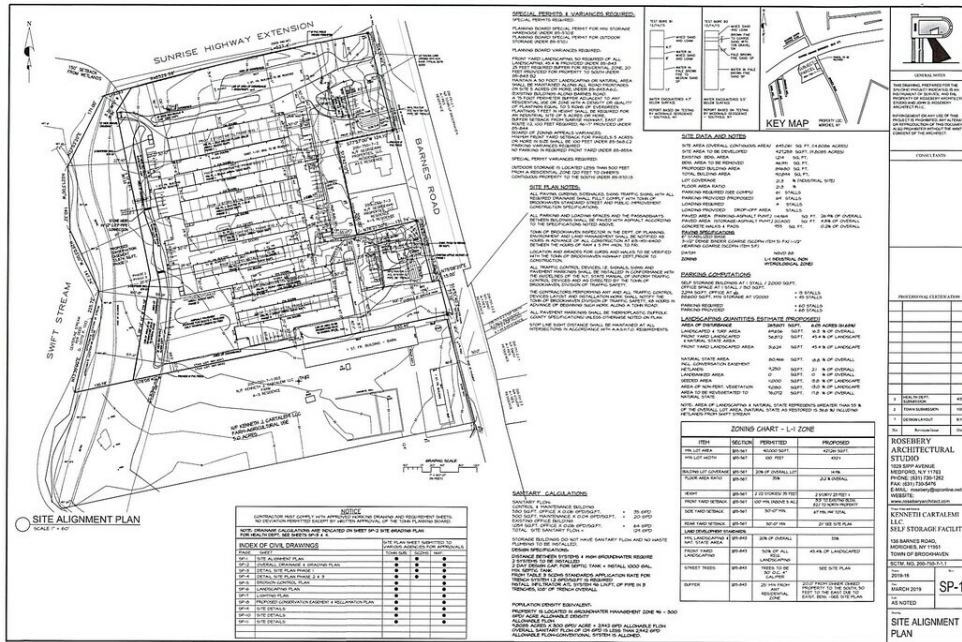
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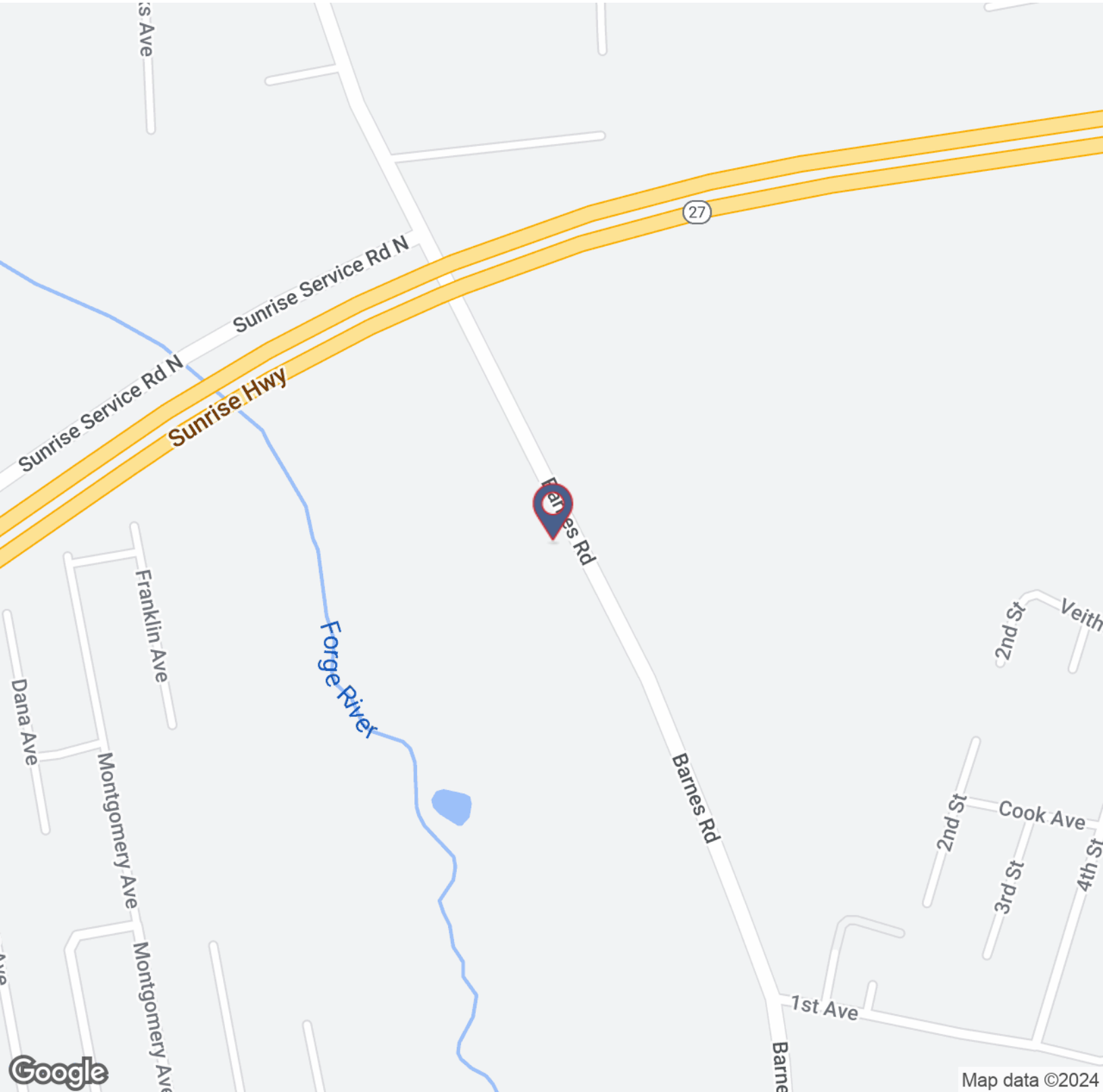
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