



America's Premier Self Storage Brokers



Moore Self Storage 3026 Veteran Road West Staten Island, NY 10309

Listing Broker:

Linda Cinelli, CCIM

Sean Bortel

LC Realty

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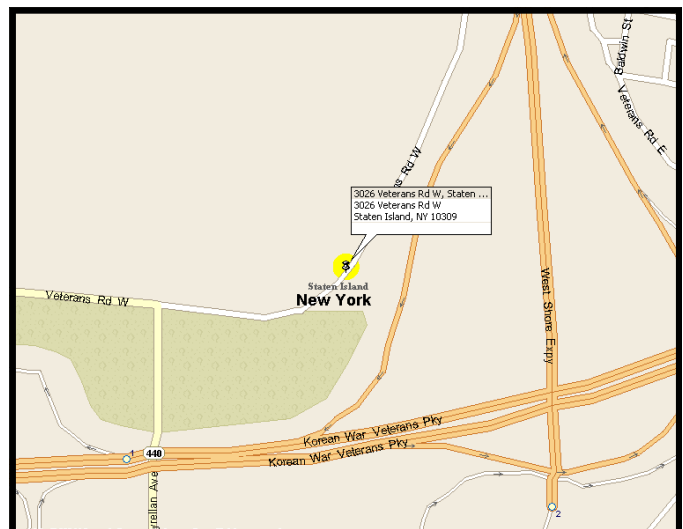
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SALIENT DATA	
Total Price:	<u>\$5,600,000</u>
Price of Storage:	\$4,800,000
Price of Adjacent Lot:	\$800,000
Total Units:	352
Rentable Square Feet:	38,400
Total Square Feet:	46,350
Unit Occupancy:	73%
Total Land Area:	1.76 Acres
Year of Facility Opening:	1997

- Additional lot of 11,666 sf has a 2,600 sf warehouse/ flex building with income of \$27,700 net per year.
- Potential expansion allows for an opportunity of 30,000 sf.
- Located between Charleston Shopping Center and South Shore Mall right off outer bridge crossing and State highway 440
- A state of the art facility that offers a wide range of special features
- Drive-up and climate controlled units



This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.