

For Sale

# Self-Storage

87,155 SF



## Self Storage Facility

1295 Lakeland Avenue  
Bohemia, New York 11716

### Property Description

Under Construction. A new state of the art, climate controlled, self storage facility located on a 2.59 acre between Sunrise Hwy (Rt. 27) and Veterans Memorial Hwy in Bohemia. Easy access to both Long Island Expressway and Sunrise Hwy. Self Storage is one of the best investments in today's economy. This site has a 6% CAP potential. Call listing agent for detailed information.

" The self storage market offers investors high-profit potential, recession-resistant growth, regular income and minimal management.." A.J. Osborne / Radius+

Available SF	112,494 rentable space
Sale Price	Call for Pricing

PROPERTY WEBSITE

### OFFERING SUMMARY

Sale Price	Call for Pricing
Lot Size	2.59 Acres
Building Size	87,155 SF

For more information

**Mario Vigliotta**

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mvigliotta@nailongisland.com

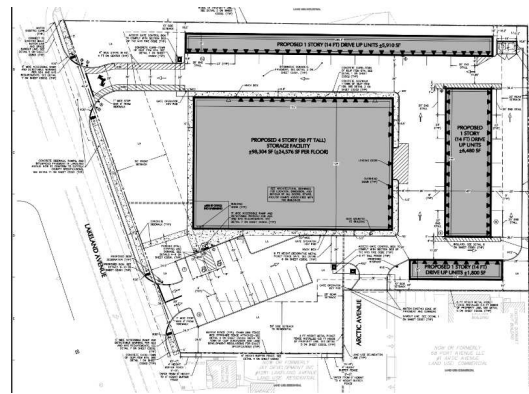
**Lee Rosner**

O: 631 761 6886  
lrosner@nailongisland.com

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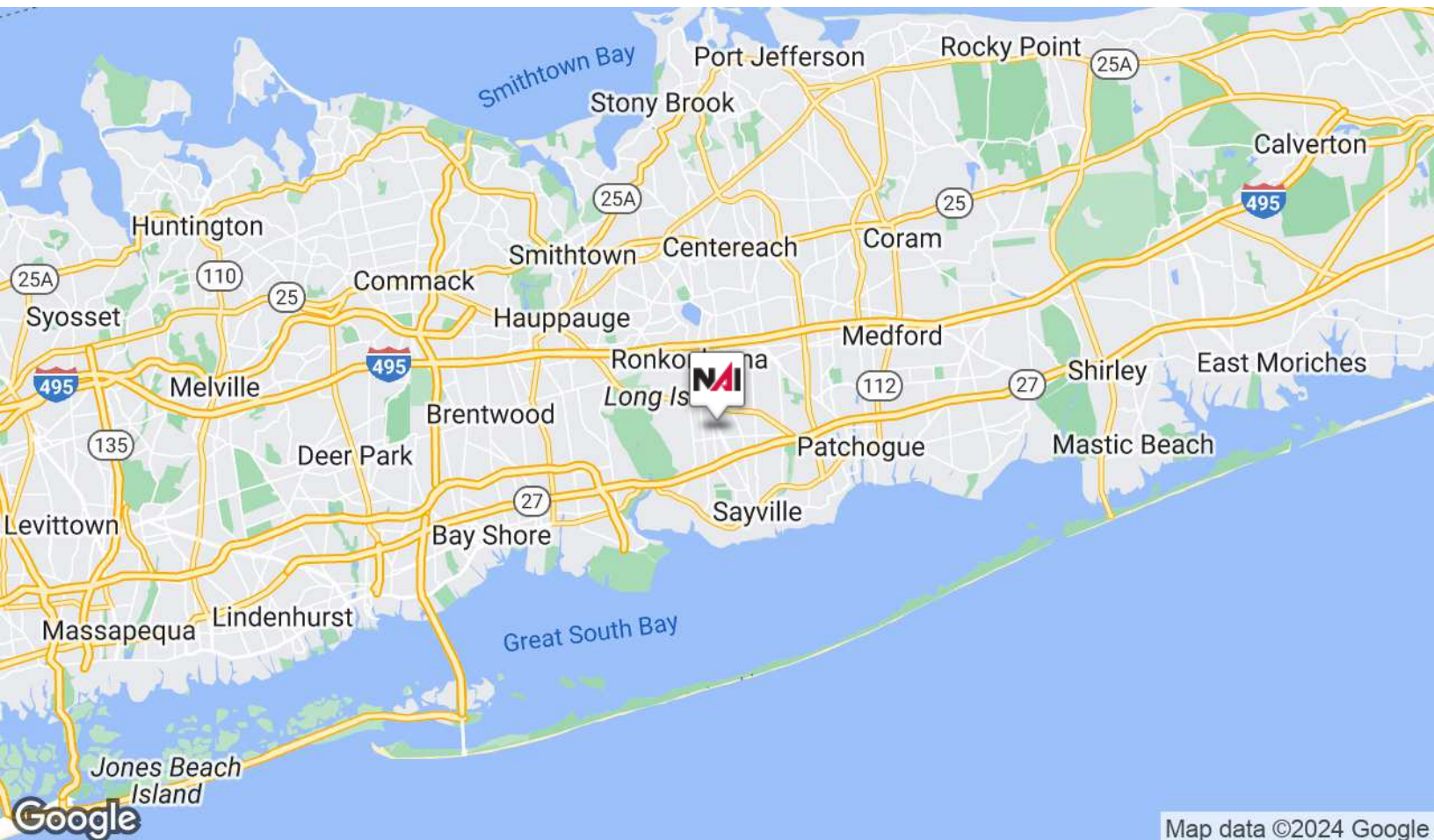
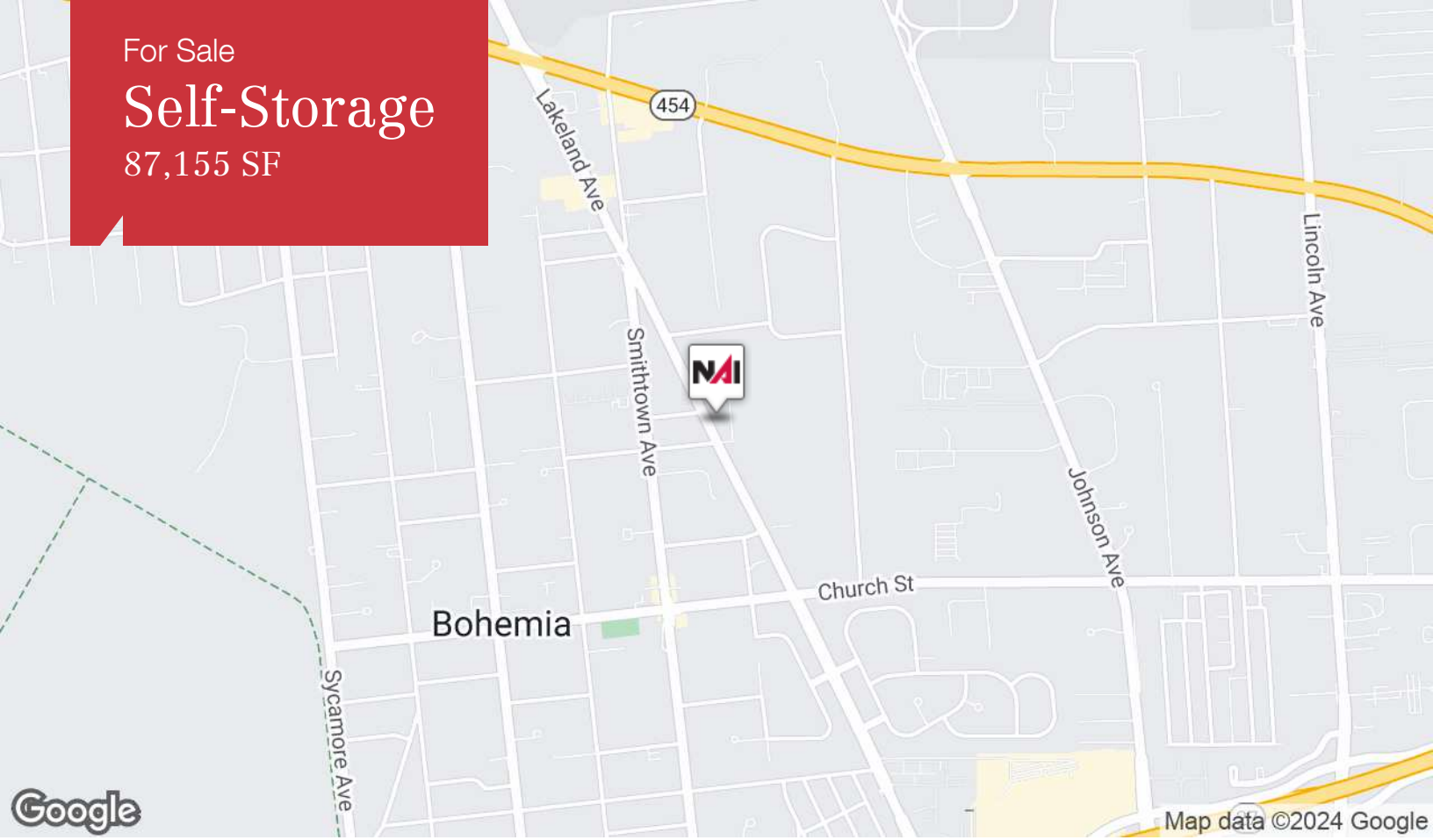
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