

For Sale

Arcade Mini Storage Facility and Jenny Lee Plaza

563 West Main Street, Arcade, NY

- **98 Self Storage Units**
- **12,300 SF Multi-Tenant Retail Plaza**
- **Warehouse Building**



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Arcade Mini Storage Facility and Jenny Lee Plaza **563 West Main Street, Arcade, NY**

Arcade Mini Storage and Jenny Lee Plaza comprise an income producing property in Arcade, New York.

Arcade Mini Storage (98 units) includes standard drive up self-storage unit buildings along with a mix of indoor climate conditioned units. The drive up storage units (62) were built in 2001; the climate conditioned units (36) were built in 2014. The property is managed from a centrally located office, housing video security systems and administrative personnel.

The Plaza component contains ten rentable tenant spaces and had been continually updated by the owners since 1992. Occupants range from the area's most popular restaurant to well-regarded local businesses including a chiropractic office, nail salon, hair stylists etc.

Both the self-storage and plaza businesses will benefit from a fresh marketing approach. The owners are extremely involved in their other businesses and are confident occupancies would increase dramatically with a new, creative, aggressive approach.

Investment Highlights:

- Central Village of Arcade location provides great visibility with high traffic counts and site visits.
- Steadily increasing occupancy.
- Excellent condition.
- Benefits from lower cost Village of Arcade power.
- Expansion potential for additional self-storage units (up to 6,000 SF/30 Units)
- New Website: www.arcadeministorage.com
- Significant management and rent upside

Sale Offering Highlights:

- **Site Acreage 2.83 Acres**
- **Frontage – 359 Feet on Route 39, Main Street, Arcade**
- **Building Sizes:**

1. Main Retail Building	12,300 Sq. Ft.
2. Self-Storage Buildings (11,480 NRSF)	8,100 Sq. Ft. Drive Up 4,800 Sq. Ft. Indoor
3. Warehouse (2 sections)	<u>1,900 Sq. Ft.</u>
Total Building:	27,100 Sq. Ft.

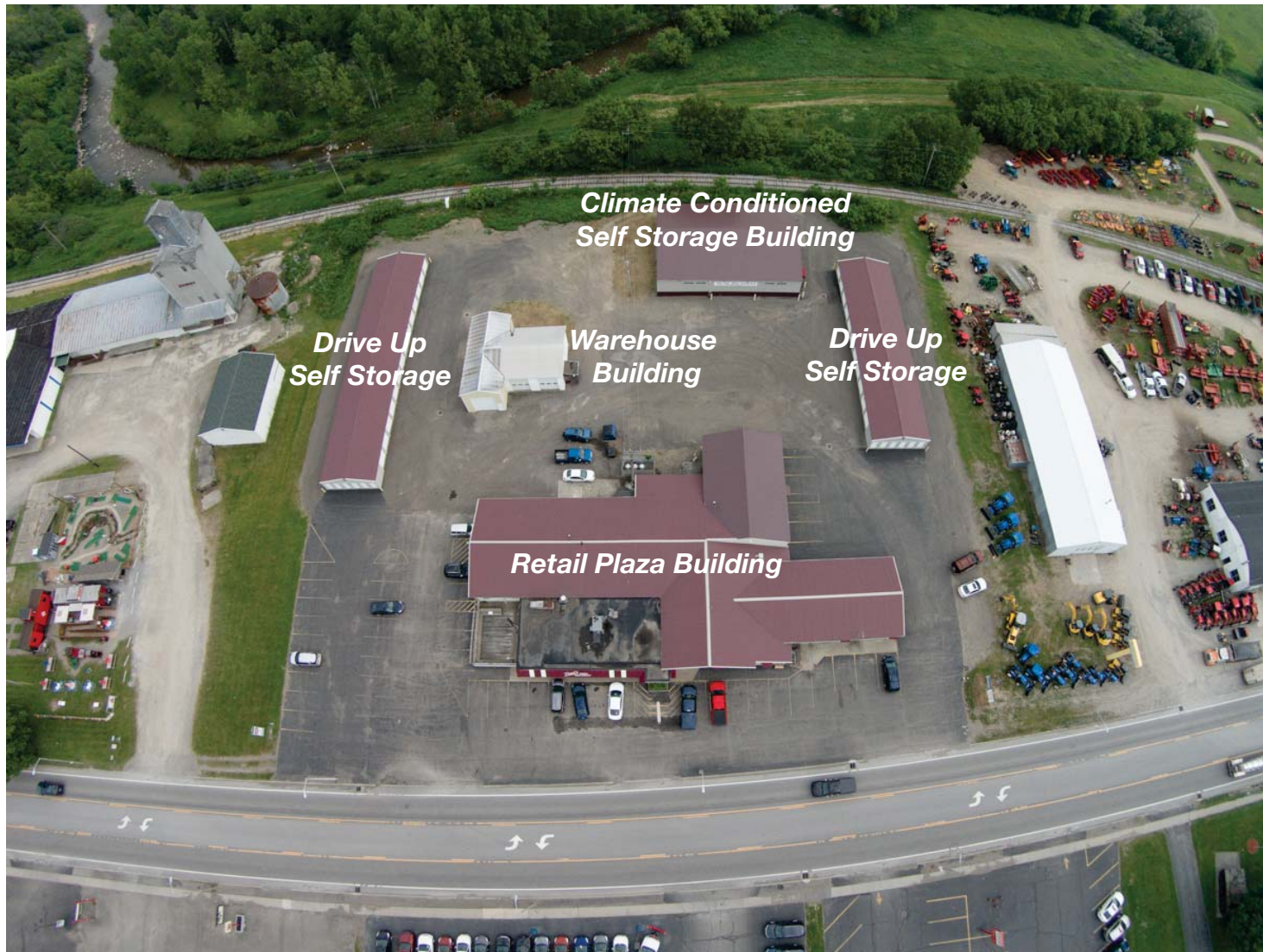
Site Services

- **Electric** Village of Arcade (approx. 40% less than National Grid)
- **Sewer/Water** Village of Arcade
- **Cable** Spectrum
- **Gas** Energy Co-Op of America

Arcade Mini Storage Jenny Lee Plaza



Aerial



Arcade Mini Storage Jenny Lee Plaza



Drive Up Self Storage



Drive Up Self Storage



Arcade Mini Storage Jenny Lee Plaza



Climate Conditioned Self Storage Building



Interior: Climate Conditioned Storage



Arcade Mini Storage Jenny Lee Plaza



Retail Plaza Building



Rear of Plaza Building



Warehouse Building

