

# **SELF STORAGE FACILITY SITE**

## **New Port Richey, FL**

Super Location. The 2.4 acre property is located at a major intersection, near downtown New Port Richey, a Tampa Bay Suburb. The site is across from a major grocery anchored shopping center, the new \$14 million New Port Richey Recreation Center, and a half mile from Morton Plant Hospital. The hospital is currently undergoing a \$49 million expansion. Directly behind the property are a new fully rented apartment building and a large residential subdivision. Within 5 miles there is a population of over 150,000 and 7800 businesses. The property is high and dry, but minutes from the Gulf beaches.

The city is anxious to annex the property and facilitate redevelopment. They are willing to waive impact fees and connect to city, sewer when developed. The property is currently serviced with municipal water.

Preliminary plans are for a 40,000 square foot climate controlled facility, with RV and boat storage. Seller will finance and deliver with all entitlements. Will build to suit. The property is currently a 20 unit mobile home park, which is presently 50% filled and can provide income while waiting to develop or can be vacated prior to sale.

Land Investment - \$750K

Call

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