



MIXED USE | FOR SALE

Self Storage Units & Five Bedroom House

5255 US Rt. 11, Pulaski, NY 13142

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PULASKI, NY • OSWEGO COUNTY

5255 US RT. 11

55-Unit Self-Storage, Auto Facility & 5 Bedroom Residence on 19.58± Acres

OFFERING PRICE

\$850,000

19.58 ACRES | 9,600 SF

PROPERTY DESCRIPTION

Rare mixed-use investment and owner-user opportunity situated on approximately 19.5 acres along US-11 in Pulaski, NY. The property features three self-storage buildings with approximately 55 units in a variety of sizes. One of the storage buildings also includes an established automotive repair shop and office area, providing additional business or rental-income potential. The offering also includes a ranch-style residence with an indoor swimming pool, six 8' x 20' storage containers, extensive outdoor parking and yard space, and room for potential future expansion, subject to municipal approvals. Automotive equipment, business assets, vehicles, trailers, and other personal property may be available through separate negotiation.

PROPERTY HIGHLIGHTS

Three Self-Storage Buildings with 55 Units
(5'x10', 10'x10', 10'x15', 10'x20' & 10'x25')

Six Additional 8' x 20' Storage Containers

Automotive Repair Shop Plus Office Space

Turn-Key Vehicle Repair Business Available

2,896± SF Five-Bedroom Residence with
Heated Indoor Swimming Pool

19.58± Acres

Drive-In Bay Door

LISTING AGENTS

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**CHRIS SURACI**

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SELF STORAGE FACILITIES

5255 US RT. 11
PULASKI, NY 13142



Storage Exterior Photos



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Building / Unit Layout

Building 1

27 10' x 20'	26 10' x 20'	25 10' x 15'	24 10' x 15'	23 10' x 10'	22 10' x 15'	21 10' x 15'	20 10' x 15'	19 Office 10' x 15'
36 10' x 15'	35 10' x 15'	34 10' x 20'	33 10' x 20'	32 10' x 25'	31 10' x 20'	30 10' x 20'	29 10' x 20'	28 Shop 10' x 20'

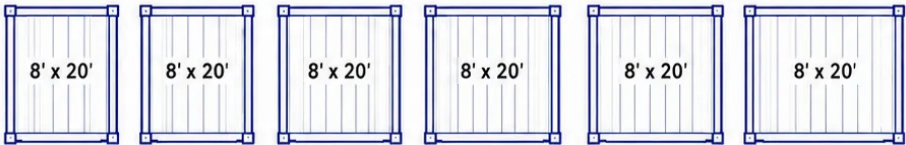
Building 2

44 10' x 20'				52 10' x 15'			
43 10' x 20'				51 10' x 15'			
42 10' x 20'				50 10' x 15'			
41 10' x 20'				49 10' x 15'			
40 10' x 20'				48 10' x 15'			
39 10' x 20'				47 10' x 15'			
38 10' x 20'				46 10' x 15'			
37 10' x 20'				45 10' x 15'			
53 5' x 10'	54 5' x 10'	55 5' x 10'	56 5' x 10'	57 5' x 10'	58 5' x 10'	59 5' x 10'	

Building 3

18 5' x 10'	17 5' x 10'	16 10' x 10'	15 5' x 10'	14 5' x 10'	13 5' x 10'	12 5' x 10'	11 5' x 10'
10 10' x 20'				9 10' x 20'			
8 10' x 20'				7 10' x 20'			
6 10' x 20'				5 10' x 20'			
4 10' x 20'				3 10' x 20'			
2 Shop				1 Office			
							
Shop							

Included Storage Containers (6)



Unit Type Legend

Storage Units

Shop / Office Areas

Shop Exterior



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RESIDENCE PHOTOS:

Five-bedroom ranch-style residence set on 19.58± acres along US Route 11 in Pulaski, NY — featuring an indoor heated swimming pool and expansive outdoor grounds.



RESIDENCE INTERIOR

FIVE-BEDROOM HOME WITH HEATED INDOOR SWIMMING POOL



2,896± SF Ranch-Style Residence | 5 Bedrooms • Heated Indoor Pool • Situated on 19.58± Acres



Interior House Photos



Interior House Photos



Interior House Photos



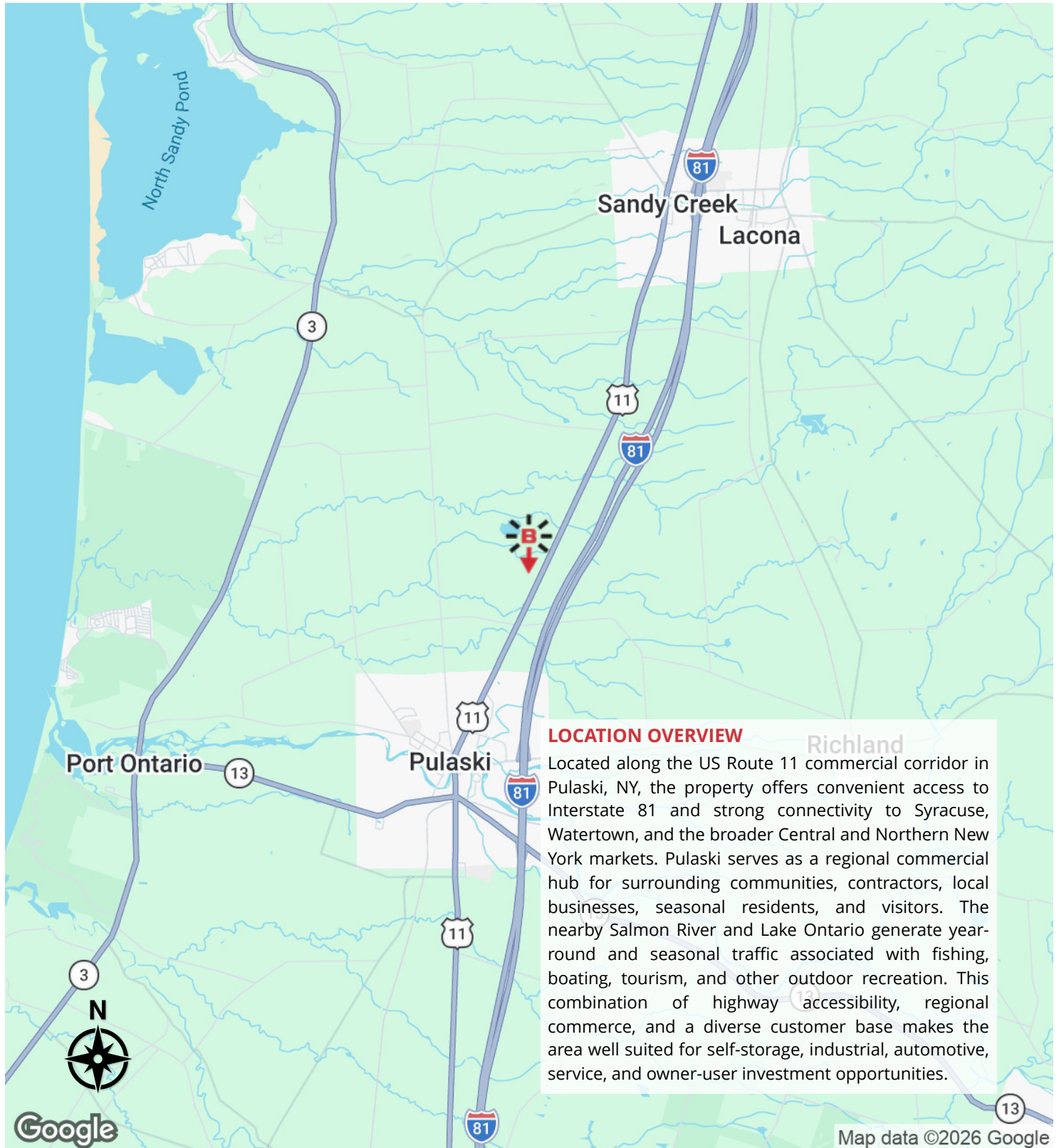
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Interior House Photos

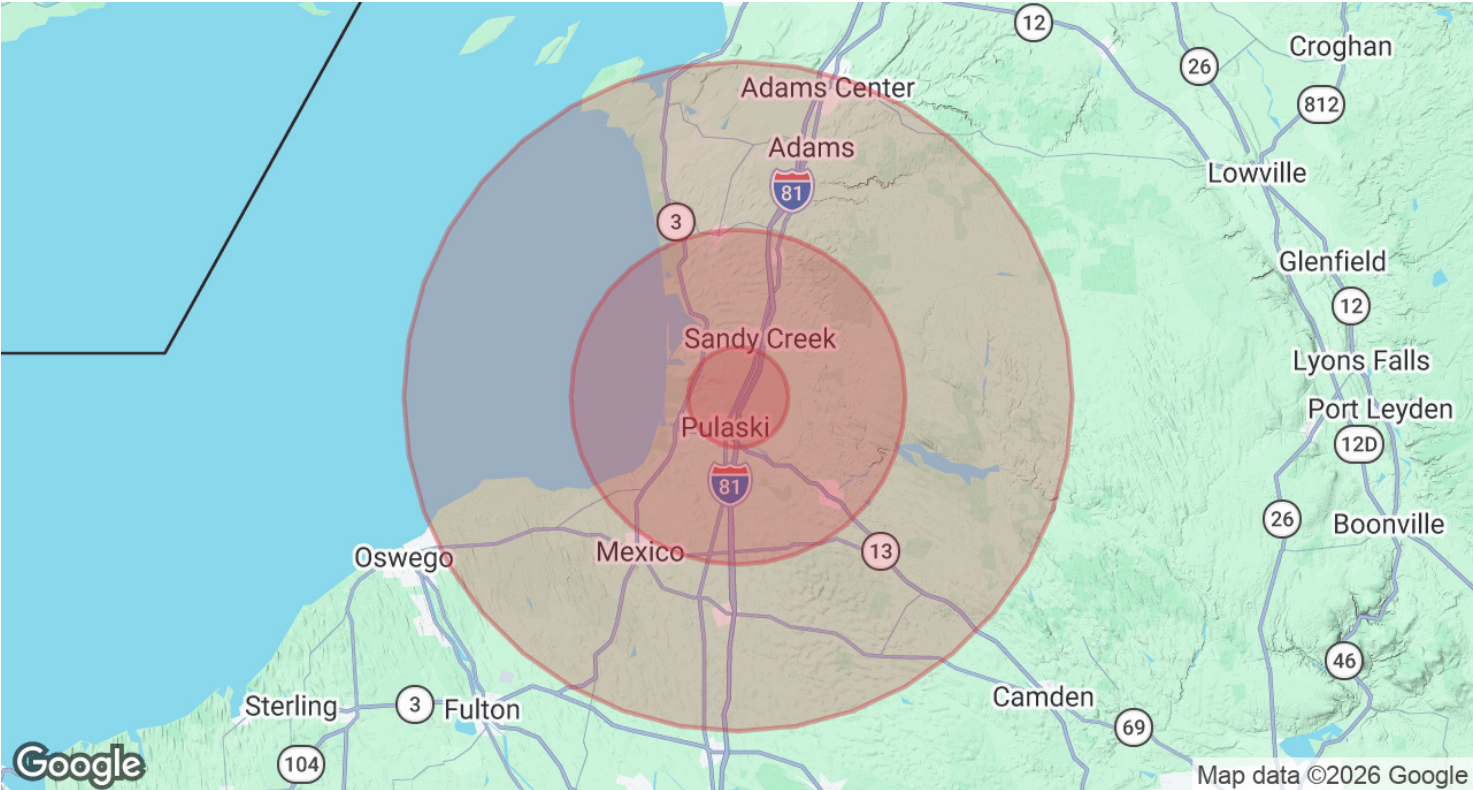


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Location Map



Demographics Map & Report



POPULATION	3 MILES	10 MILES	20 MILES
Total Population	4,817	18,050	59,755
Average Age	38.8	39.1	39.0
Average Age (Male)	38.2	39.3	38.8
Average Age (Female)	39.4	38.8	39.0

HOUSEHOLDS & INCOME	3 MILES	10 MILES	20 MILES
Total Households	1,946	7,021	22,542
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$58,211	\$56,672	\$58,763
Average House Value	\$121,592	\$106,600	\$109,655

2020 American Community Survey (ACS)



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Listing Team | Contact for Additional Info



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