



1648-1664 Richmond Road, Staten Island, NY 10304

5 Unit Retail Building For Sale



ASKING PRICE

Ownership Seeking Proposals

David Chase
Founder and CEO
917 500 4877
David.Chase@one-crs.com

Josh Lipton
Executive Managing Director
201 364 1809
Josh.Lipton@one-crs.com

Victoria Wang
Director
516 353 1391
Victoria.Wang@one-crs.com

George Gelashvili
Director
347 322 6715
George.Gelashvili@one-crs.com

Andrew Levine
Director
917 495 0446
Andrew.Levine@one-crs.com

One Commercial Realty Services LLC makes no warranty or representation as to the accuracy and completeness of the information contained herein. This information is presented subject to errors, omissions and other conditions which may change without notice. The information contained herein shall be independently evaluated.



BUILDING FEATURES	
LOCATION	On Richmond Road between Buel Ave and Liberty Ave.
BLOCK/LOT	3530 / 1
LOT DIMENSIONS	150' x 146' (Irregular)
LOT AREA	22,000 (Approx.)
STORIES	1
GROSS SQUARE FOOTAGE	8,140 (Approx.)
UNITS	5
ZONING	R3-1 / C1-1
RESIDENTIAL FAR (COMMUNITY FACILITY FAR)	0.6 (1.0)
TOTAL BUILDABLE SF	13,200
AVAILABLE AIR RIGHTS	5,060
ASSESSMENT (16/17)	\$575,100
TAXES (16/17)	\$61,283
NOI	\$251,824

PROPERTY FEATURES

ONE Commercial Realty Services has been retained on an exclusive basis for the sale of 1648 Richmond Road, a one (1) story, five(5) unit retail building. The subject property consists of five (5) retail units and a large parking lot. Five of the stores are currently occupied and four of them have scheduled rent increases coming up in 2017. Richmond Road, on which the property is located, is a major local thoroughfare with lots of stores and restaurants. Franklin D. Roosevelt Boardwalk and a number of local parks are within a walking distance. Jefferson Avenue Staten Island Railway transit station and stop for S74, S76, S86 and X15 bus lines are just a few blocks away. Verrazano-Narrows Bridge is just a five minute drive away.

ASKING PRICE

Ownership Seeking Proposals

David Chase
Founder and CEO
917 500 4877

David.Chase@one-crs.com

Josh Lipton
Executive Managing Director
201 364 1809

Josh.Lipton@one-crs.com

Victoria Wang
Director
516 353 1391

Victoria.Wang@one-crs.com

George Gelashvili
Director
347 322 6715

George.Gelashvili@one-crs.com

Andrew Levine
Director
917 495 0446

Andrew.Levine@one-crs.com

**RENT ROLL**

TENANT	SF	LEASE EXPIRATION	RENT
Emily's	3,400	6/1/2022	Upon Request
Visage Beauty	1,628	12/31/2020	Upon Request
Unique Gifts	800	6/30/2021	Upon Request
The Rich Dongan Hills	1,200	10/31/2021	Upon Request
Hillside Bagels	1,221	10/30/2021	Upon Request
Total Monthly Rent Roll			\$22,823
Total Annual Rent Roll			\$273,876

EXPENSES

R. E. Taxes (16/17)	\$61,283
Taxes Paid by Tenants	\$48,832
Total Remaining Taxes	\$12,451
Insurance	\$9,600
Total Annual Expenses:	\$22,051
Gross Annual Revenue:	\$273,876
Less Annual Expenses:	\$22,051
Net Operating Income:	\$251,825

ASKING PRICE**Ownership Seeking Proposals**

David Chase
 Founder and CEO
 917 500 4877
 David.Chase@one-crs.com

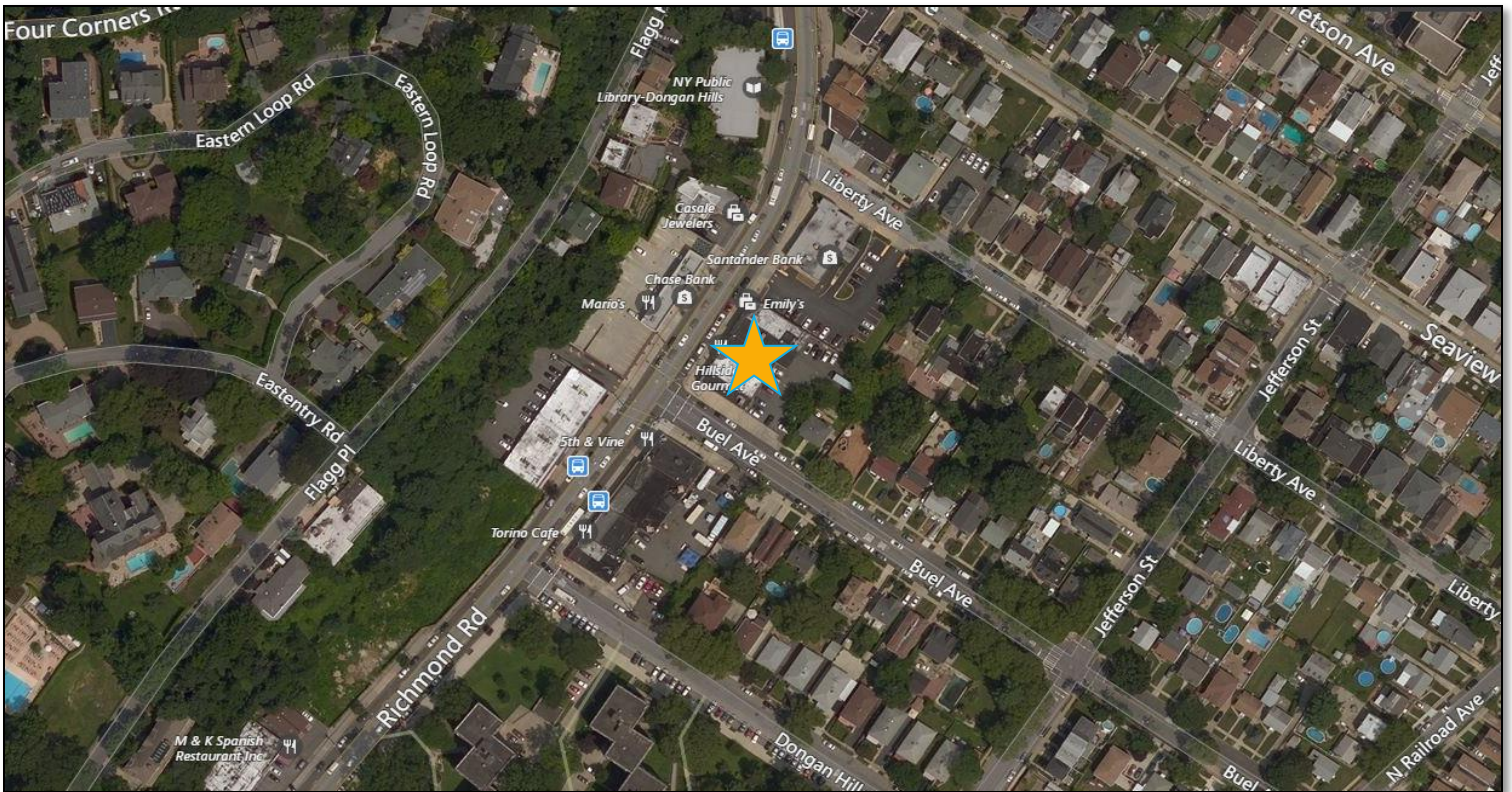
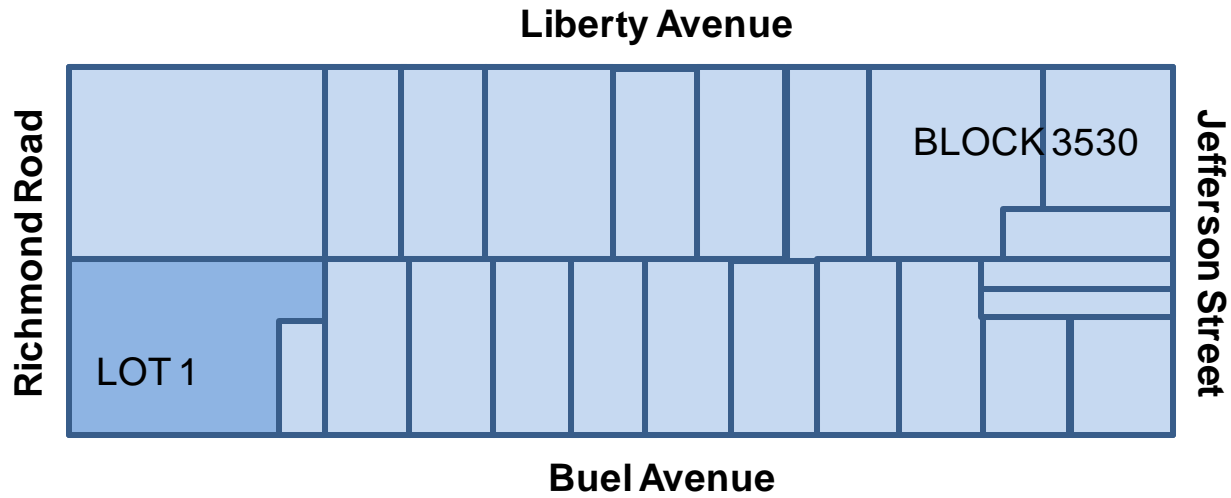
Josh Lipton
 Executive Managing Director
 201 364 1809
 Josh.Lipton@one-crs.com

Victoria Wang
 Director
 516 353 1391
 Victoria.Wang@one-crs.com

George Gelashvili
 Director
 347 322 6715
 George.Gelashvili@one-crs.com

Andrew Levine
 Director
 917 495 0446
 Andrew.Levine@one-crs.com

TAX MAP | AERIAL IMAGE



ASKING PRICE

Ownership Seeking Proposals

David Chase
 Founder and CEO
 917 500 4877
 David.Chase@one-crs.com

Josh Lipton
 Executive Managing Director
 201 364 1809
 Josh.Lipton@one-crs.com

Victoria Wang
 Director
 516 353 1391
 Victoria.Wang@one-crs.com

George Gelashvili
 Director
 347 322 6715
 George.Gelashvili@one-crs.com

Andrew Levine
 Director
 917 495 0446
 Andrew.Levine@one-crs.com