

EXCLUSIVE OFFERING
MEMORANDUM

RARE COMMERCIAL ASSEMBLAGE
PRIME RICHMOND AVENUE LOCATION

**930-940 RICHMOND AVE
STATEN ISLAND, NY 10314**

ROB NIXON
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ASKING PRICE:
\$3,895,000



THE OFFERING

PROPERTY ADDRESS	930-940 Richmond Ave
LOCATION	Graniteville, Staten Island
ASKING PRICE	\$3,895,000
LOT SIZE	930 Richmond Ave: 6,000 SF (50' X 120') 936 Richmond Ave: 4,500 SF (37' X 123') 940 Richmond Ave: 10,000 SF (77' X 130')
BUILDING SIZE	930 Richmond Ave: 2,400 SF (48' X 50') 936 Richmond Ave: 2,625 SF (35' X 75') 940 Richmond Ave: N/A
BLOCK & LOT	930 Richmond Ave: Block 1706, Lot 36 936 Richmond Ave: Block 1706, Lot 39 940 Richmond Ave: Block 1706, Lot 41
ZONING	C1-1
TAX	930 Richmond Ave: \$24,017.48 936 Richmond Ave: \$22,806.84 940 Richmond Ave: \$37,588.32



PROPERTY OVERVIEW

An exceptional opportunity to acquire three contiguous commercial lots offered together as a package, comprising over 20,000 SF of property in one of Staten Island's most sought-after commercial corridors.

Ideally positioned just off the corner of Forest Avenue and Richmond Avenue, the property offers outstanding visibility, frontage and accessibility in the heart of a heavily traveled commercial district.

The site is currently improved with a large parking area and two approximately 2,500 SF buildings, both presently utilized for automotive repair. The property benefits from an existing automotive Certificate of Occupancy - an increasingly difficult use to obtain in New York City and a major advantage for automotive operators seeking an established location.

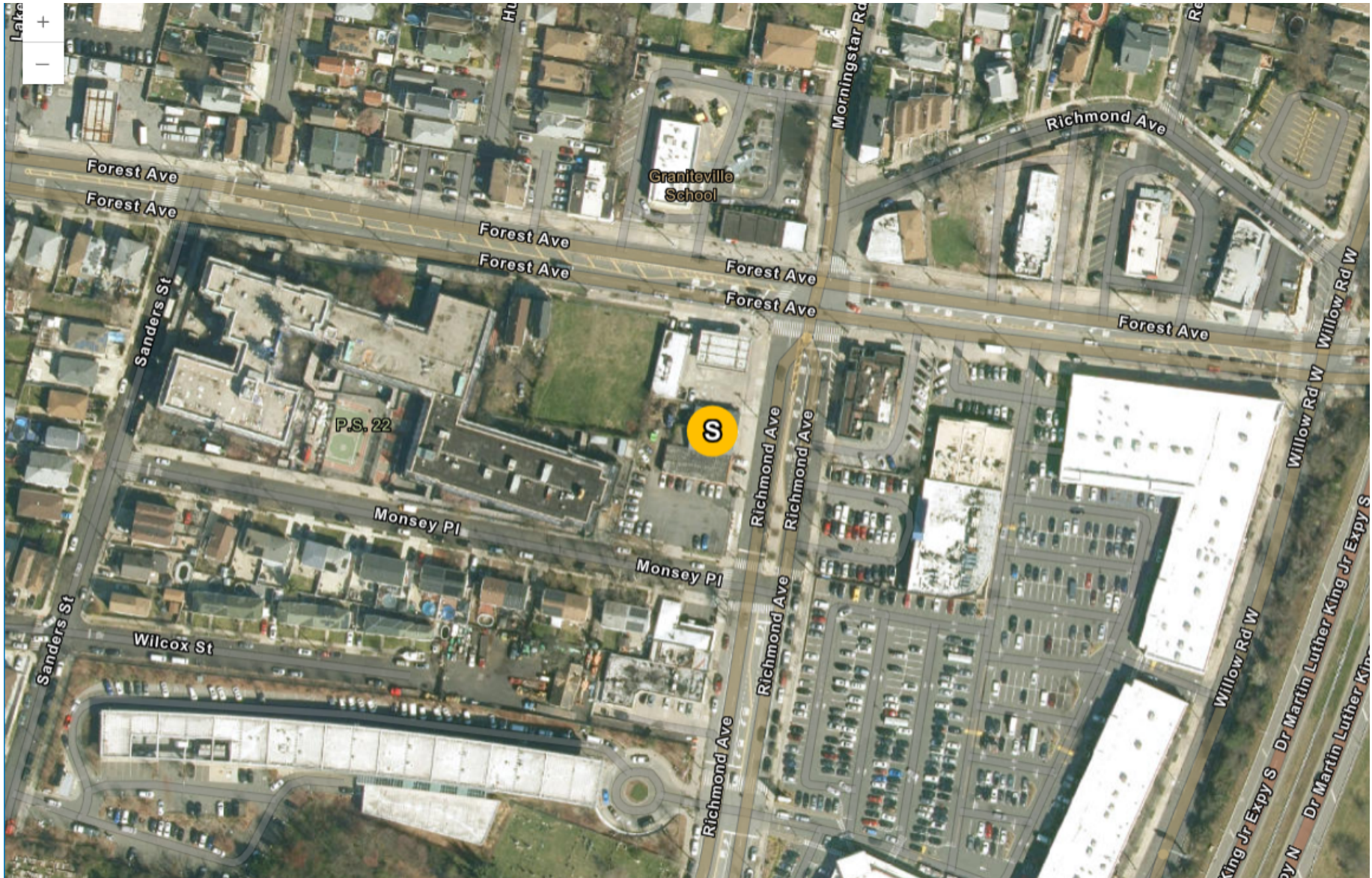
The offering presents tremendous flexibility for both owner-users and investors. Information regarding existing tenancies, income and expenses is available upon request.



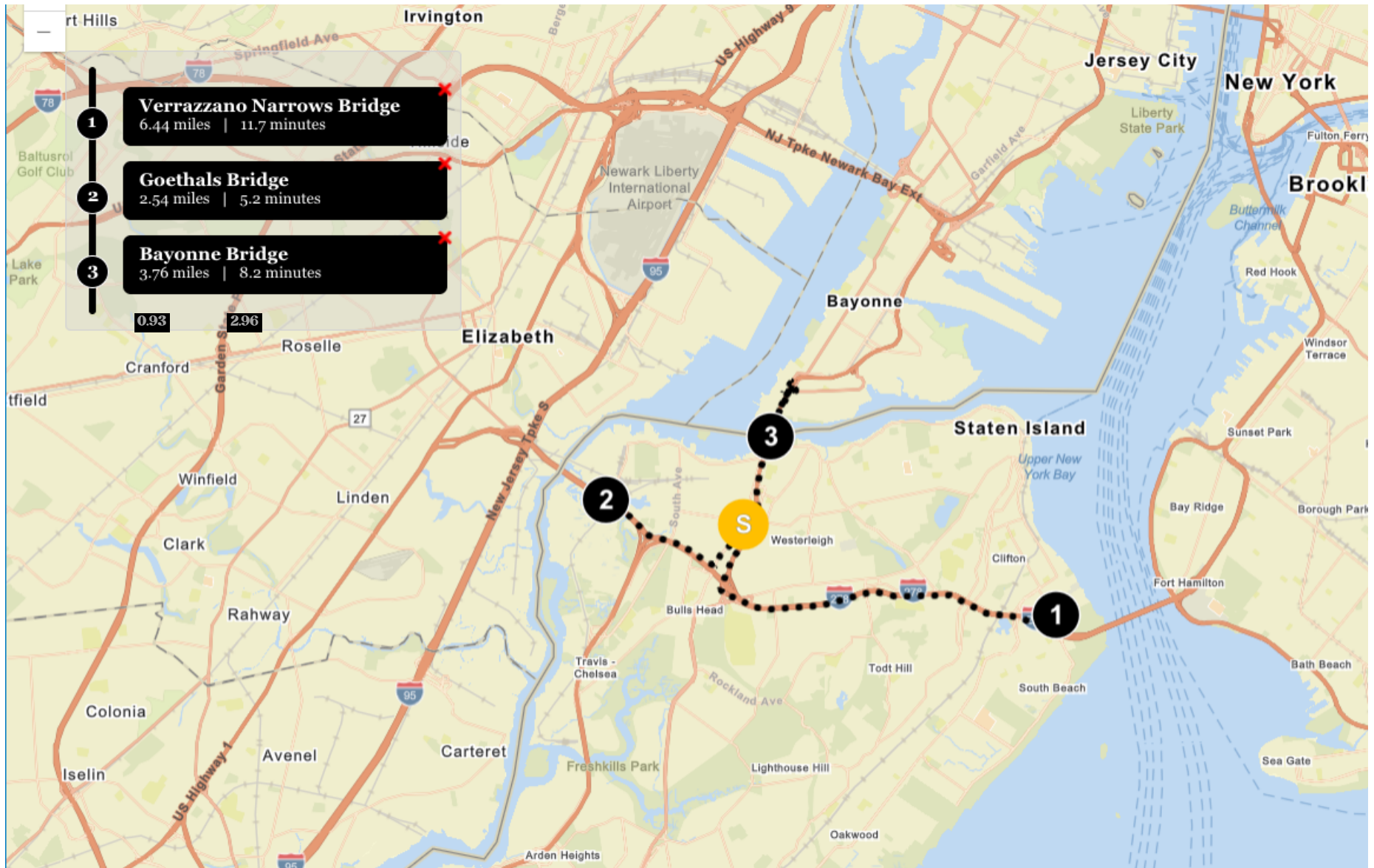
A rare opportunity to acquire a sizable commercial assemblage with existing income, valuable automotive use, huge rental upside and exceptional positioning along Staten Island's premier commercial corridor.



LOCATION SUMMARY



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ROB NIXON

SALES AND LEASING ASSOCIATE

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