



OFFERING MEMORANDUM

4864 ARTHUR KILL ROAD
STATEN ISLAND | NEW YORK

CONTACT

Sonia C. Tomai
NYS Licensed Associate Broker
Sonia@PreReal.com
718-974-4686
Lic. #10301203589

PreReal Prendamano Real Estate
7448 Amboy Road
Staten Island, New York 10307
718.200.7799
www.PreReal.com

IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by [Real Estate Firm Name] for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of [Real Estate Firm Name].

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. [Real Estate Firm Name] and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.



EXECUTIVE SUMMARY

Featured for sale is this four-story retail/office building with approximately 24,000 square feet of leasable space. The lot size of over 42,000 square feet offers ample parking for tenants and visitors alike. This asset is located on a busy artery in close proximity to the Outerbridge Crossing and major shopping centers and big-box retail with easy access to RT 440 and Korean War Veterans Parkway. MTA bus service and the SIRR are also nearby. The tenant mix of office space, medical, food and beverage, and service concepts provides a steady rental income stream.

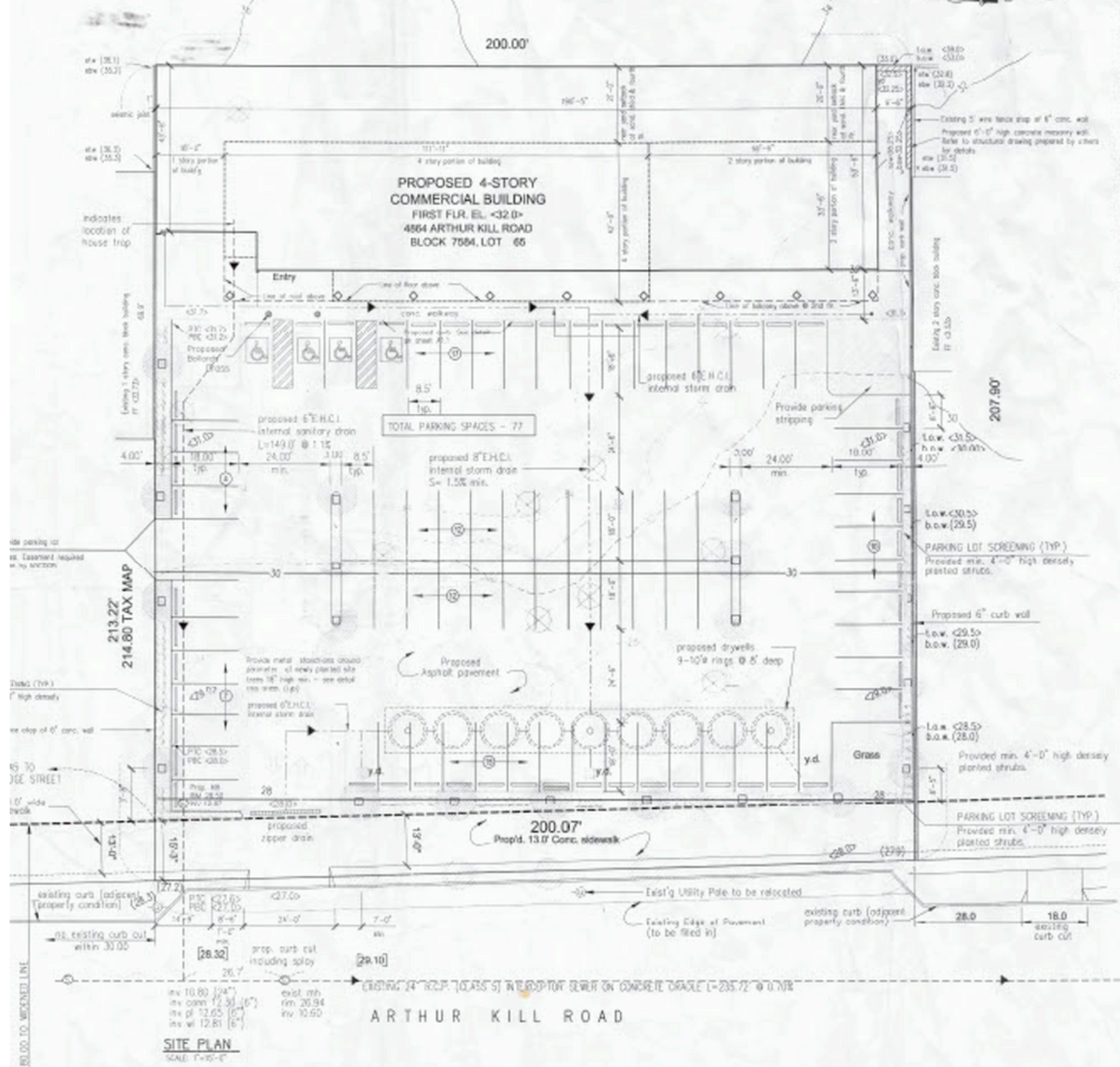


OVERVIEW

PROPERTY ADDRESS	4864 Arthur Kill Road
GFA	23,641 SF
LOT SIZE	42,279 sf
ZONING	M1-1
YEAR BUILT	2008
AREA	Charleston
ASKING PRICE	\$8,700,000







NEARBY BUSINESSES





CONTACT

Sonia C. Tomai
NYS Licensed Associate Broker
Sonia@PreReal.com
718-974-4686
Lic. #10301203589



PreReal™ Prendamano Real Estate
7448 Amboy Road
Staten Island, NY 10307
718.200.7799
www.PreReal.com