



**FOR
SALE**

SUB TYPE
MULTIFAMILY

SIZE
4,224 sq. ft,

POSSESSION
IMMEDIATE

TRANSPORTATION

- 1.4 MILES TO STATEN ISLAND FERRY
- 4.7 MILES TO VERRAZANO BRIDGE
- S42 BUS STOP ON BRIGHTON AVE

COMMENTS

- RENOVATED IN 2022
- SITUATED ON A STREET-TO-STREET LOT
- INCLUDES TWO ADDITIONAL RENTAL GARAGES, PROVIDING AN ATTRACTIVE VALUE-ADD OPPORTUNITY FOR INCREASED REVENUE.

AT A GLANCE

Discover an exceptional investment opportunity with this updated multi-family property in the New Brighton neighborhood of Staten Island. Featuring four units in excellent condition: Two (3) bedroom units and two (2) bedroom units. Each unit is individually metered, offering convenience and efficiency for tenants. Gross income is \$169k+ with a Net Operating Income (NOI) exceeding \$139,000 annually, this property promises strong cash flow and a solid return on investment.



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