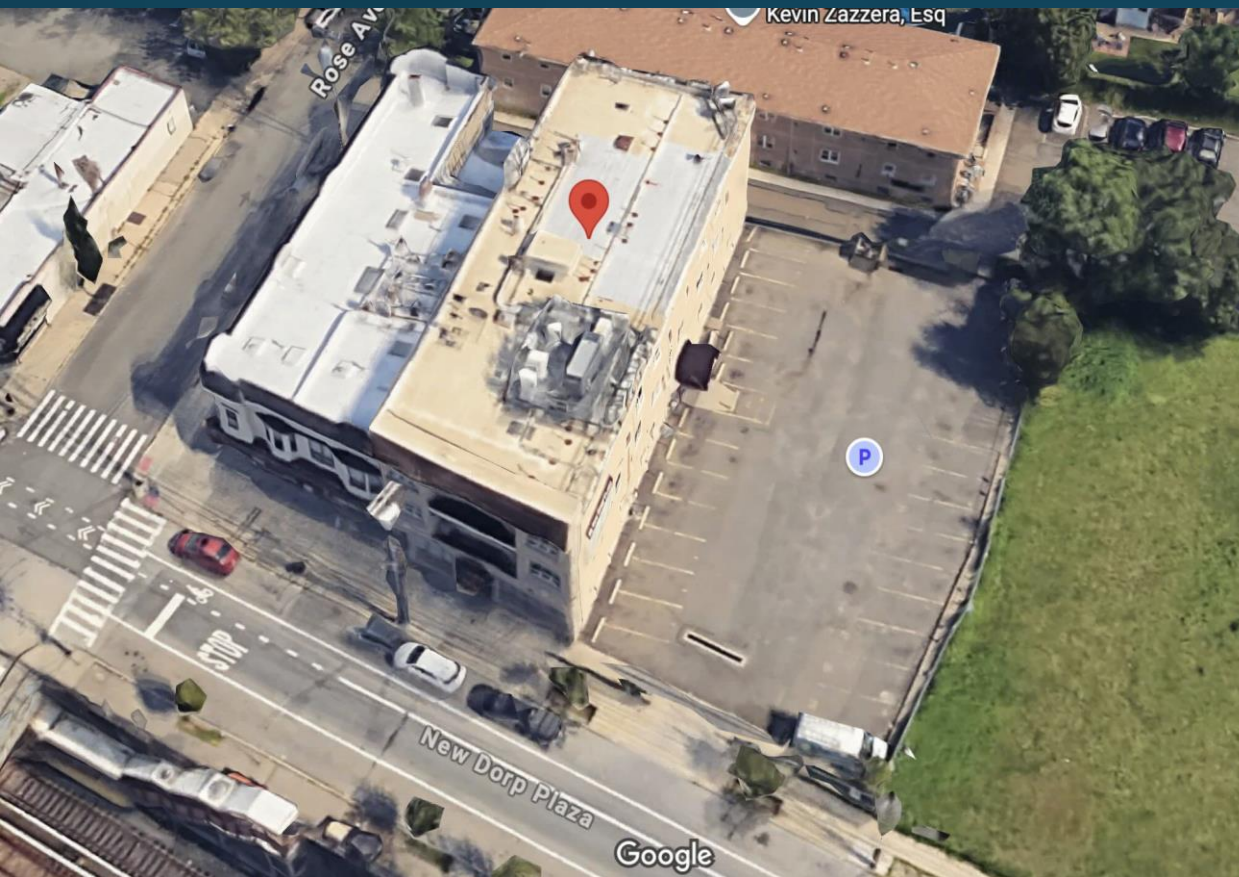


# 88 New Dorp Plaza

New Dorp, Staten Island, NY



## Available for Sale

- 10,430 sq ft Office Building (3-story) situated on roughly 16,000 sq ft of land
- Parking for 32 cars
- 18 units + basement storage + Cell-Antenna
- 111' of frontage on New Dorp Plaza
- Potential to build additional commercial or residential above parking area (must be verified with an architect)
- Short Term leases with plenty of upside
- Situated one block from the New Dorp station of the Staten Island Rapid Transit

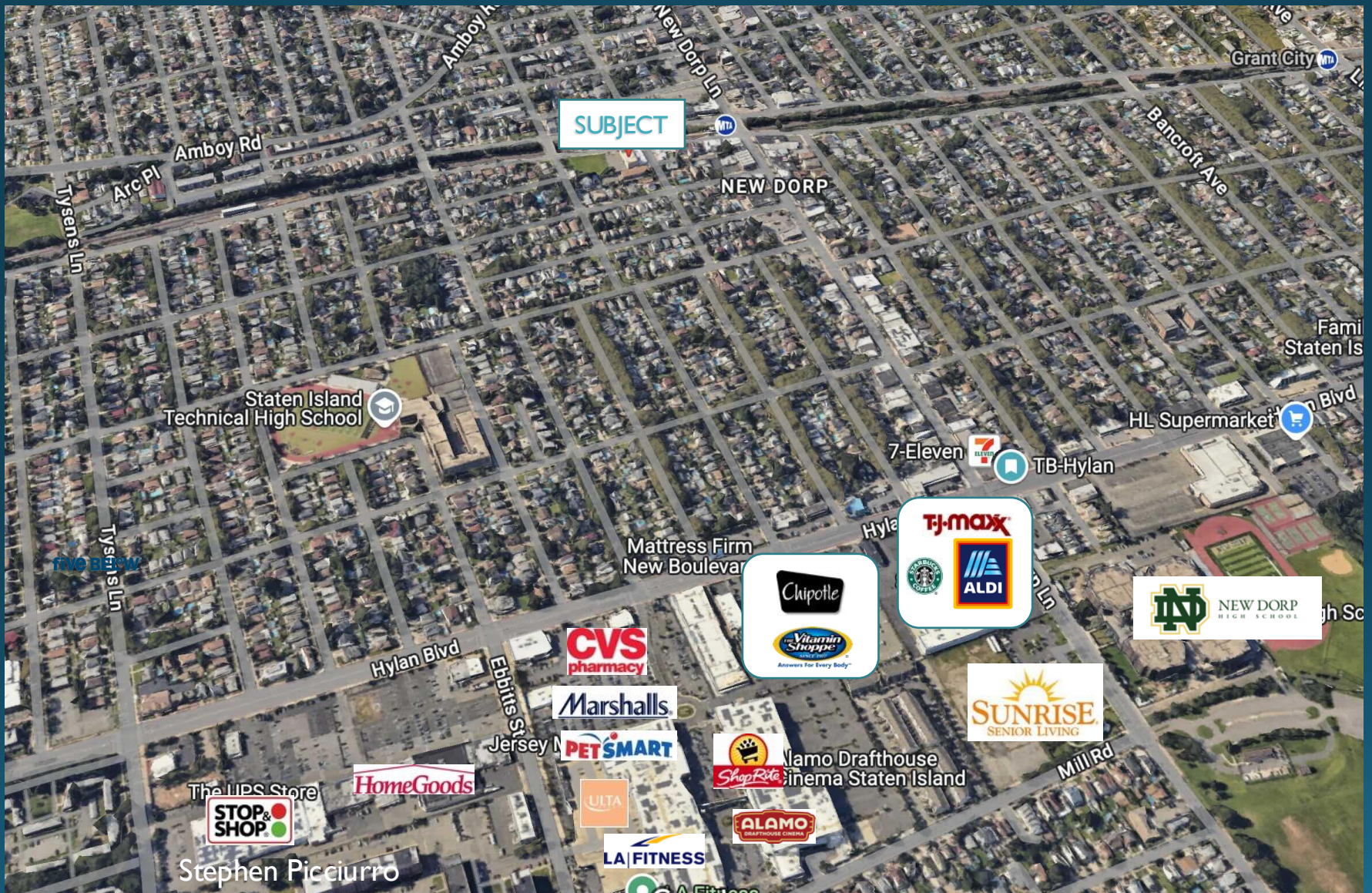
V.I.P. Real Estate, Inc.  
718-967-2600

Exclusive Broker:

V.I.P. Real Estate, Inc.  
Stephen Picciurro  
[stephen@viprealestate.net](mailto:stephen@viprealestate.net)  
917-842-0888 / 718-967-2600

# 88 New Dorp Plaza

New Dorp, Staten Island, NY



Stephen Picciurro  
Broker Associate  
V.I.P. Real Estate, Inc.

718-967-2600

Stephen Picciurro  
Broker

# 88 New Dorp Plaza

New Dorp, Staten Island, NY



ANNUAL	INCOME	EXPENSES
Rental Income as of 8.1.26	\$343,217.88	
Lease Out for Signature	\$28,200.00	
(2) Vacant Units Projected Rent	\$43,800.00	
<b>Total Projected Income</b>	<b>\$415,217.88</b>	
Real Estate Taxes		\$81,646.44
Insurance		\$12,000
Water		\$640
Utilities		\$7,500
Trash Removal		\$10,700
Cleaning		\$12,000
<b>Total Expenses</b>		<b>\$124,486.44</b>
<b>Net Operating Income (After Leasing of Vacant Offices)</b>	<b>\$290,731.44</b>	* All figures are estimates and need to be verified by purchaser.

# 88 New Dorp Plaza

New Dorp, Staten Island, NY

	SUITE #	TENANT	SIZE	May-26 MONTHLY RENT	PROJECTED RENT	LEASE		NOTES
						START	EXPIRATION	
1	ROOF	AT&T	ROOF	\$ 4,464.49				7 (5) year terms began around 2007 or 2008 / 3% bumps
2	100	Celebrate Hope	660	\$ 1,775.00		12/1/23	11/30/26	
3	101	Creative Grounds	900	\$ 1,872.00		10/1/24	9/30/27	Rent Increase: 10.1.26 - \$1945
4	104	Prime Supports	400	\$ 1,456.00		4/1/25	3/31/27	
5	105	Vacant as of 7.1.26	400	\	\$ 1,300.00			Therapist office vacating as of 7.1.26
6	106	APCO Security	380	\$ 1,030.00		4/1/24	3/31/27	
7	108	Jada Tax	850	\$ 1,804.00		12/15/23	11/30/26	
8	200	NY Asphalt	570	\$ 1,200.00		2/1/24	1/31/28	Occupy 2 Rooms
9	202	Public Health	1100	\$ 2,704.00		4/1/22	4/30/28	Rent Increases: 5/1/27 - \$2812
10	203	NIFKAB	400	\$ 3,432.00		5/1/14	4/30/27	Units 203, 204 & 210 all occupied by same tenant
11	204	NIFKAB	500	See unit 203		9/1/23	4/30/27	See Unit 203
12	205	Vacant	850		\$ 2,350.00			Available
13	210	NIFKAB	460	See unit 203		4/1/21	4/30/27	See Unit 203
14	300	SI Good Vibes	250	\$ 650.00		10/1/24	9/30/26	
15	301	Family Health	630	\$ 1,985.00		4/1/24	3/31/27	
16	302	NY Asphalt	1000	\$ 2,300.00		2/1/24	1/31/28	
17	303	Limeri Insurance	1000	\$ 1,909.00		3/1/23	2/28/27	
18	304	ETCC	690	\$ 1,775.00		12/1/24	11/30/26	
19	306	In Lease Negotiations	800	\$ 2,350.00				In Lease Negotiations (3-year term) To commence July or Au
20	STORAGE-1	DeRosa Accountants	N/A	\$ 120.00			Month to Month	
21	STORAGE-2	Accurate Electric	N/A	\$ 125.00			Month to Month	
				\$ 30,951.49	\$ 3,650.00			
					\$ 34,601.49			