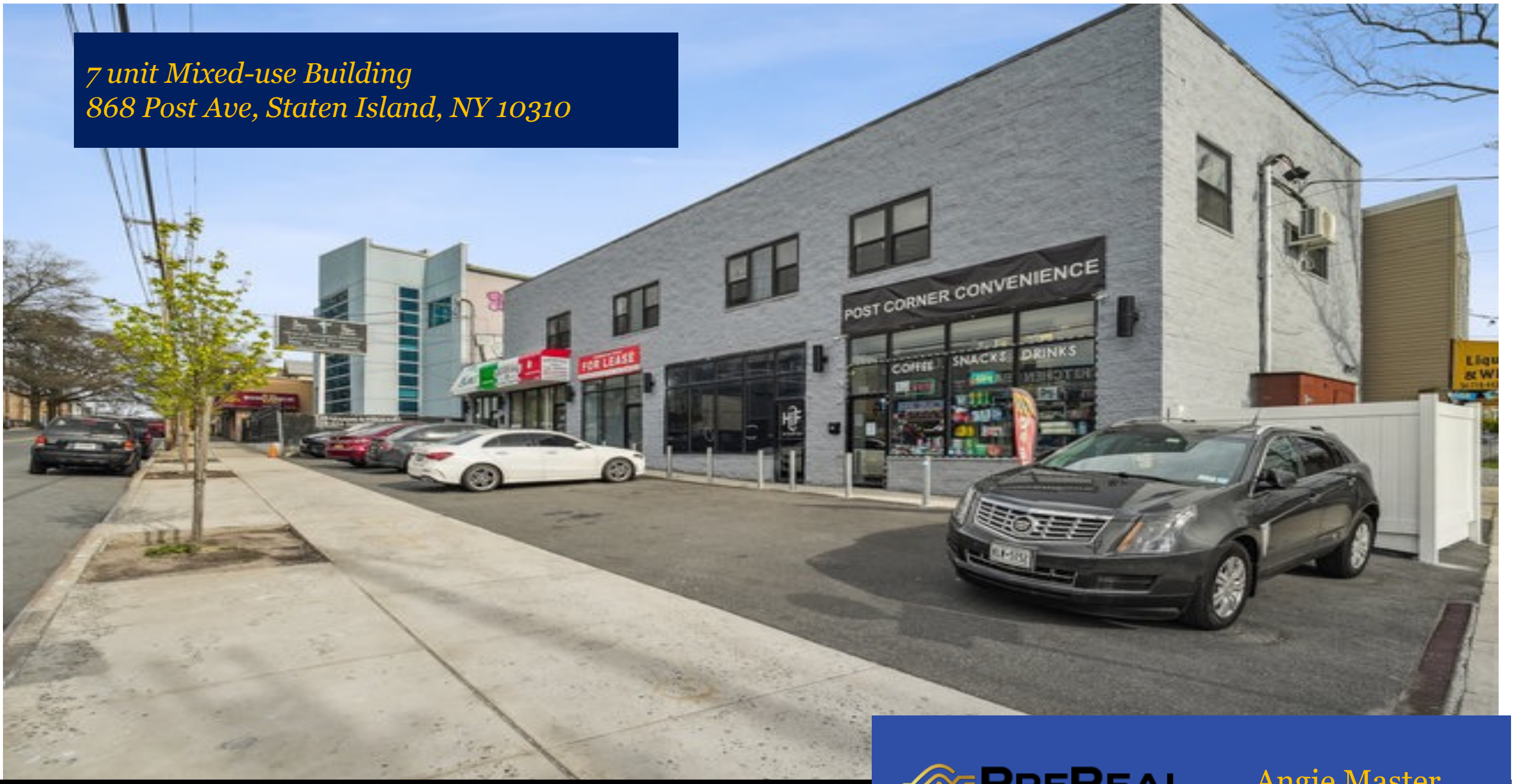
7 unit Mixed-use Building
868 Post Ave, Staten Island, NY 10310



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Property Overview

Property Type	Mixed use building
Building Size:	5160 sf
1F Retail:	2730sf
2F Residential:	2430sf
Commercial Units:	5 stores
Residential Units:	2 three bdrm apartments
Lot Size:	5200sf
Zoning:	C2-1 / R 3-A
Year Rebuilt:	2020
Parking Spots:	7
RE Taxes:	$27,300

Asking Price: $2,499,999

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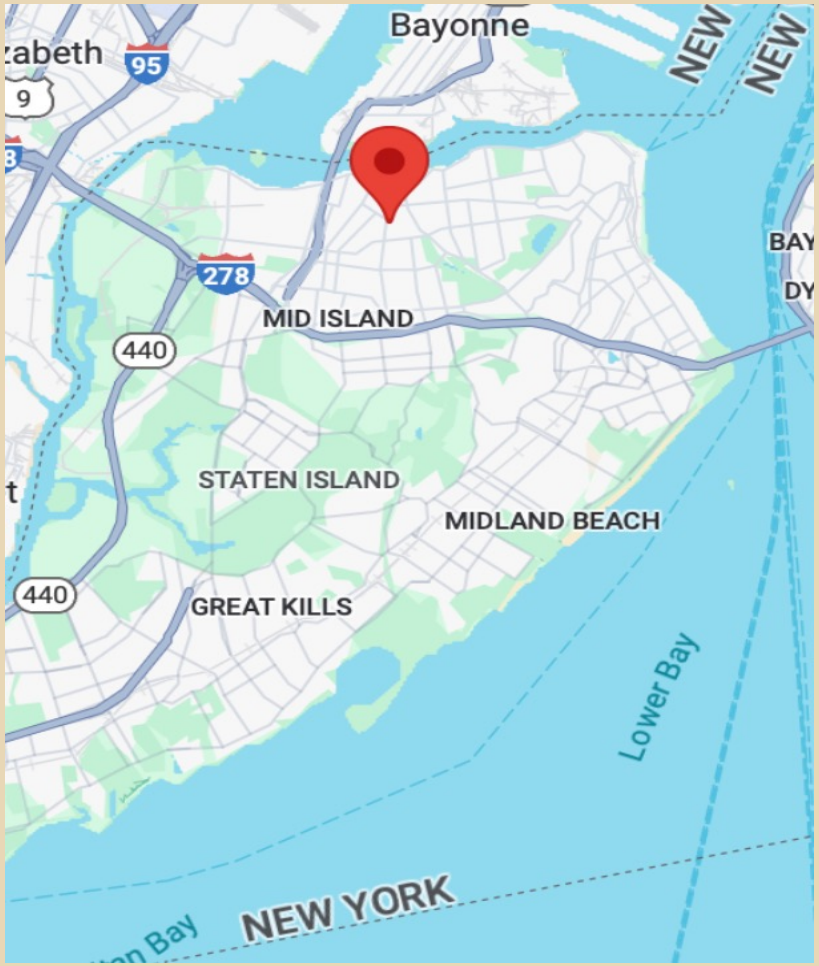
- Suitable for
  - Investor
  - 1031 Exchange
- Rebuilt in 2020, block masonry has minimal maintenance
- Fully occupied building with multiple rents
- 5 retail stores sized 450 – 600sf sized for easy rentals
- Two 3 bedroom apartments leased to FHEP programs
- Dedicated front parking lot – rare in this neighborhood
- Cap rate – 6.2%

	Annual
GROSS INCOME	$ 201,600
EXPENSES	
Taxes	$ 27,300
Insurance	$ 5,550
Utilities - electric	$ 1,500
Repairs	$ 2,500
Misc taxes	$ 2,500
Maintenance	$ 2,500
Legal/Account	$ 1,460
Water	$ 2,600
TOTAL EXPENSES	$ 45,910
NET OPERATING INCOME	$ 155,690
Sales Price	$ 2,499,999
Cap Rate	6.2%



- Immediate access to NY-440 and Bayonne Bridge
- Access to NJ, Brooklyn and Manhattan via Goethals and Verrazzano Bridges
- Corner lot at busy intersection of Post Ave and Jewett Ave
- Signalized intersection with strong vehicular and foot traffic
- Public transport - local buses S44, S94, S66, S57

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