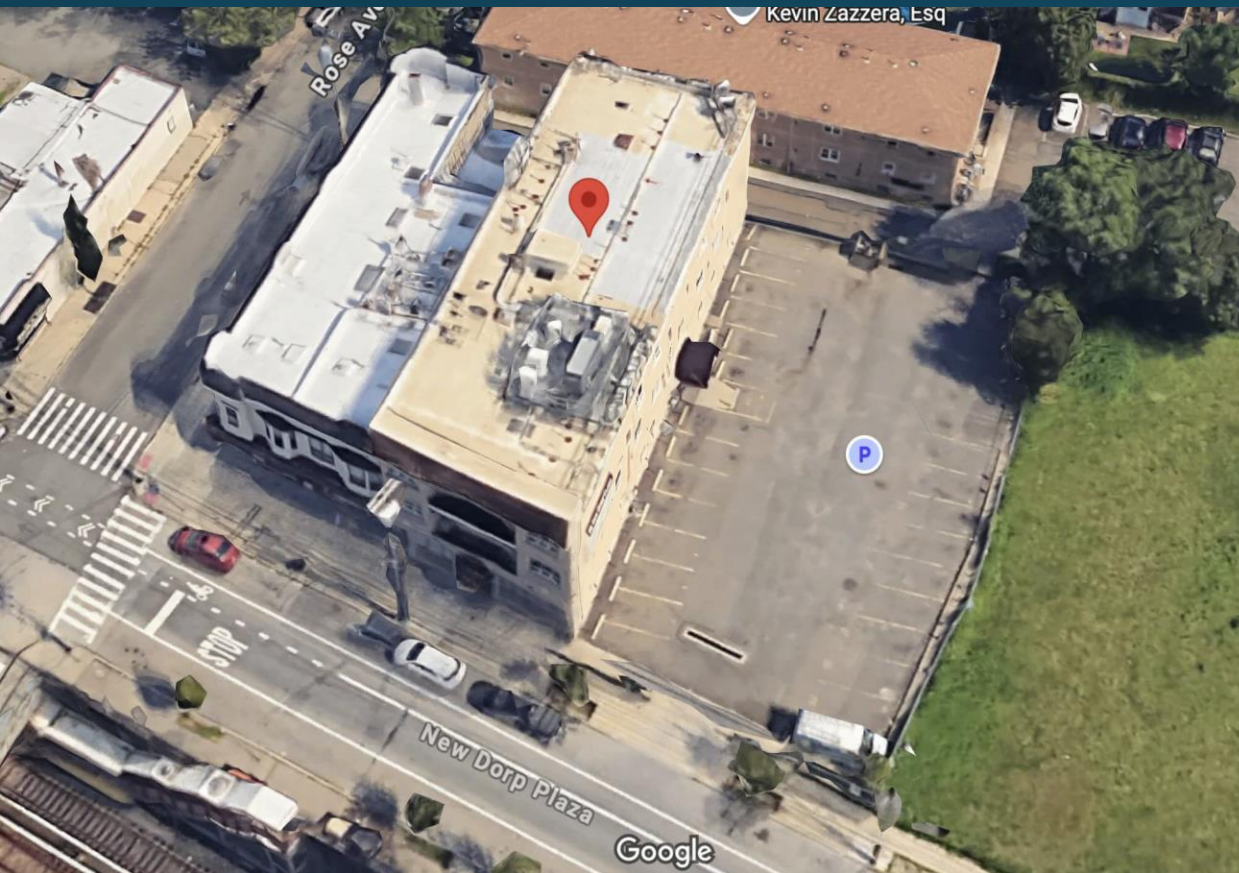


88 New Dorp Plaza

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
- Only one vacant unit
- 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.

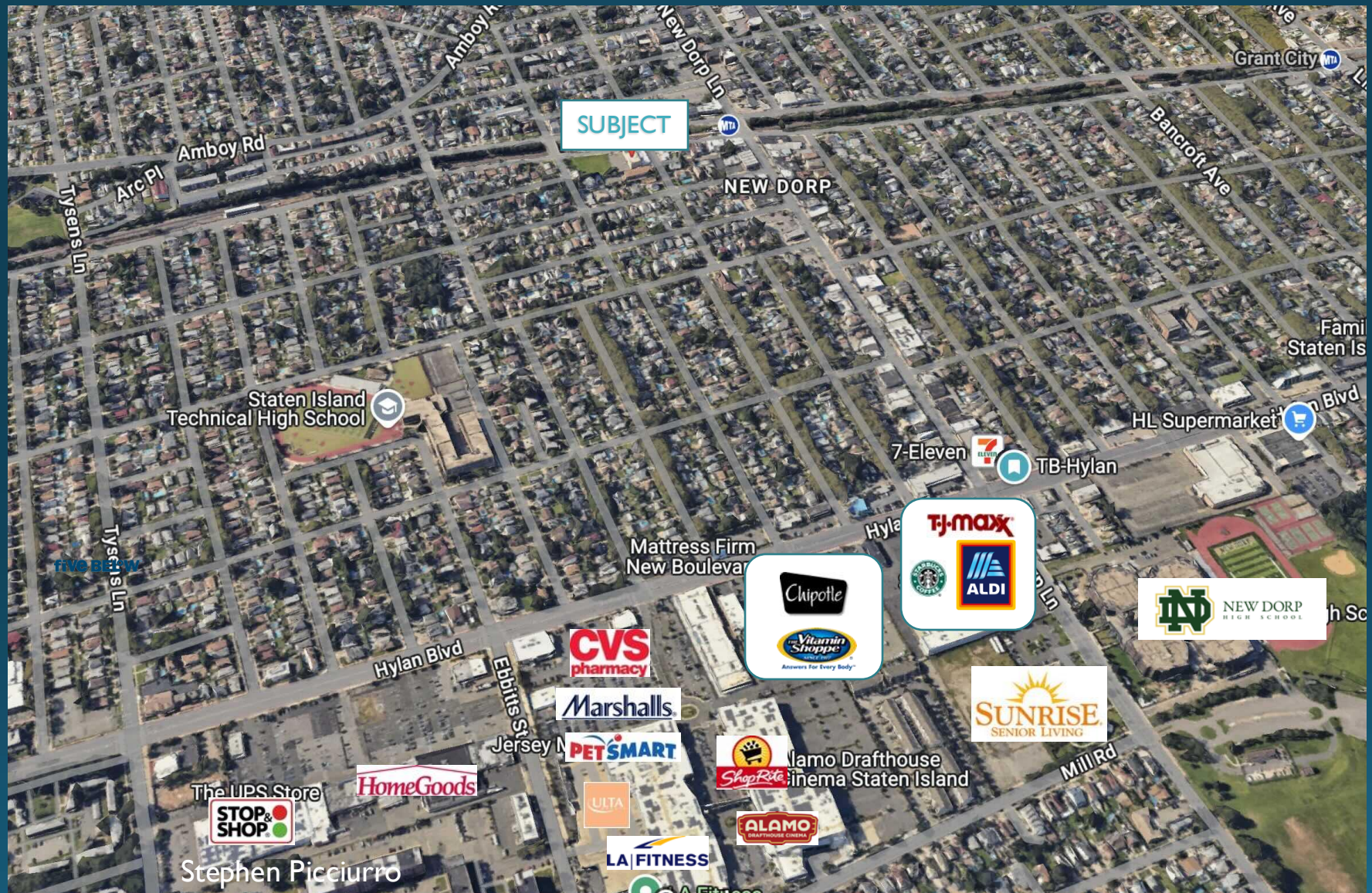
Stephen Picciurro

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88 New Dorp Plaza

New Dorp, Staten Island, NY



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

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Broker Associate

88 New Dorp Plaza

New Dorp, Staten Island, NY



ANNUAL	INCOME	EXPENSES
Present Rental Income	\$362,321.52	
Potential Rental Income	\$26,400.00	
Total Projected Income	\$388,721.52	
Real Estate Taxes		\$83,000
Insurance		\$19,000
Water		\$1,000
Utilities		\$6,500
Repairs		\$12,000
Total Expenses		\$121,500
Net Operating Income (After Leasing of Vacant Office)	\$267,221.52	* All figures are estimates and need to be verified by purchaser.

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Stephen Picciurro
Broker Associate

88 New Dorp Plaza

New Dorp, Staten Island, NY

88 New Dorp Plaza

	SUITE #	TENANT	SIZE	FEB. 2025 MONTHLY RENT	PROJECTED RENT	LEASE START	LEASE EXPIRATION	NOTES
1	ROOF	AT&T	ROOF	\$ 4,334.46				7 (5) year terms began around 2007 or 2008 / 3% bumps
2	100	Celebrate Hope	660	\$ 1,723.00		12/1/23	11/30/26	Rent increases to \$1775 on 12.1.25
3	101	Creative Grounds	900	\$ 1,800.00		10/1/24	9/30/27	Rent: 10.1.25 - \$1872 10.1.26 - \$1945
4	104	Prime Supports	400	\$ 1,400.00		4/1/25	3/31/26	Newly signed 1 year lease
5	105	Journey Counseling Carl	400	\$ 1,125.00		7/1/23	6/30/26	
6	106	APCO Security	380	\$ 1,000.00		4/1/24	3/31/26	
7	108	Jada Tax	850	\$ 1,751.00		12/15/23	11/30/26	
8	200	NY Asphalt	570	\$ 3,399.00		2/1/24	1/31/26	Occupy 2 Rooms
9	202	Public Health	1100	\$ 2,600.00		4/1/22	5/1/28	Rent: 5/2/26 - \$2704 5/2/27 - \$2812
10	203	NIFKAB	400	\$ 3,172.00				Occupy 3 Rooms
11	204	NIFKAB	500					Rent included in Room 203
12	205	Vacant	850		\$ 2,200.00			
13	210	NIFKAB	460					Rent included in Room 203
14	300	SI Good Vibes	250	\$ 600.00		10/1/24	9/30/25	
15	301	Family Health	630	\$ 1,890.00		4/1/24	3/31/26	
16	302	NY Asphalt	1000					Rent included in Room 200
17	303	Limeri Insurance	1000	\$ 1,854.00		3/1/23	2/28/26	Signed 1 year lease extension 2.14.25
18	304	ETCC	690	\$ 1,700.00		12/1/24	11/30/26	Rent increases to \$1,775 on 12.1.25
19	306	SI Premiere Properties	800	\$ 1,600.00		5/1/23	4/30/26	Tenant signing lease amendment for an additional year
20	STORAGE-1	DeRosa Accountants	N/A	\$ 120.00			Month to Month	
21	STORAGE-2	Accurate Electric	N/A	\$ 125.00			Month to Month	
				\$ 30,193.46	\$ 2,200.00			
				\$	\$ 32,393.46			