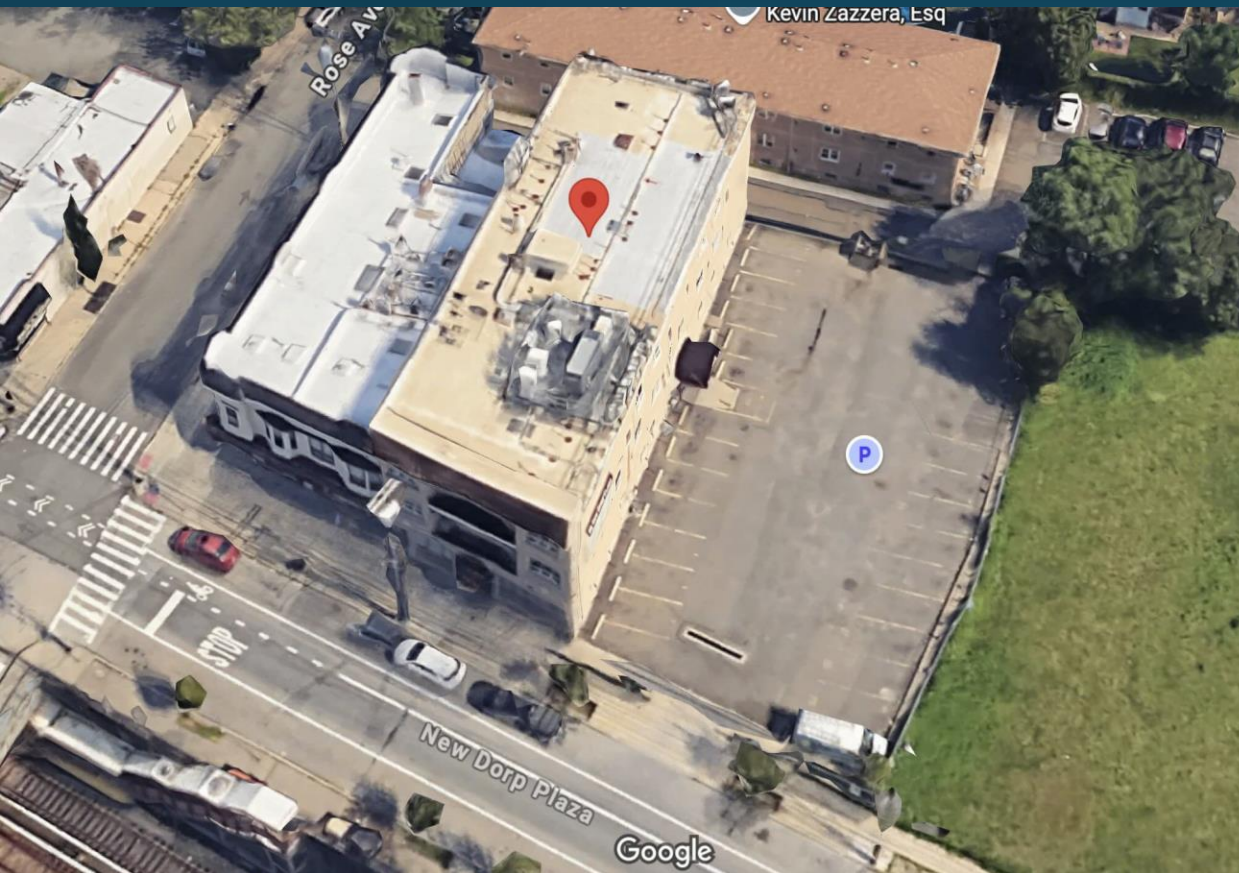


88 New Dorp Plaza

New Dorp, Staten Island, NY



Available for Sale

- 15,444 sq ft Office Building (3-story) situated on roughly 16,000 sq ft of land (Public records indicates 10,430 sq ft and should be verified)
- 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.](#)

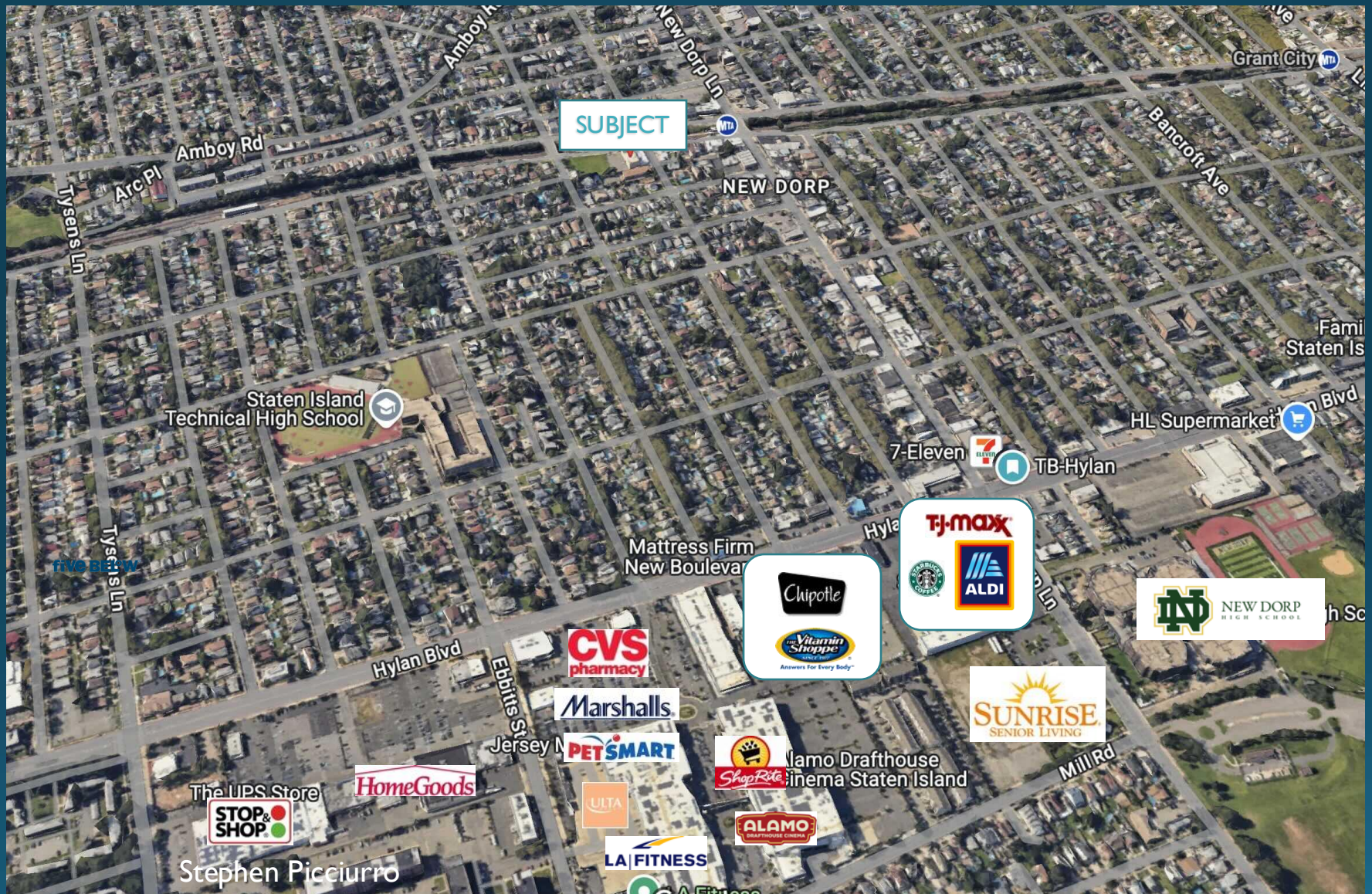
Stephen Picciurro

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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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ANNUAL	INCOME	EXPENSES
Present Rental Income	\$351,929.52	
Potential Rental Income	\$26,400.00	
Total Projected Income	\$378,329.52	
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)	\$256,829.52	* All figures are estimates and need to be verified by purchaser.