



OFFERING MEMORANDUM

DUPLEX
FOR SALE

58 VAN DUZER ST.
STATEN ISLAND, NY 10301

ROB NIXON
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JOSEPH GALLO
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ASKING PRICE:
\$699,999

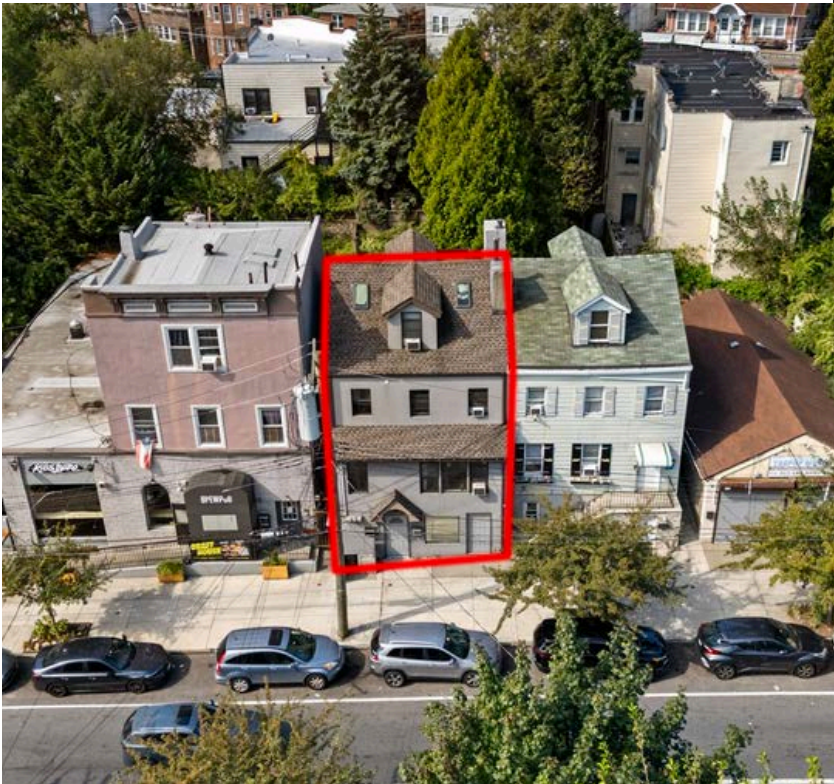
THE NIXON
TEAM
PREREAL.COM



PREREAL.COM/NIXON-TEAM

THE OFFERING

ADDRESS	58 Van Duzer St
GFA	2,673 SF
LOT SIZE	1,848 SF
BEDROOM	4
BATHROOM	2
YEAR BUILT	1925
TAXES	\$5,339

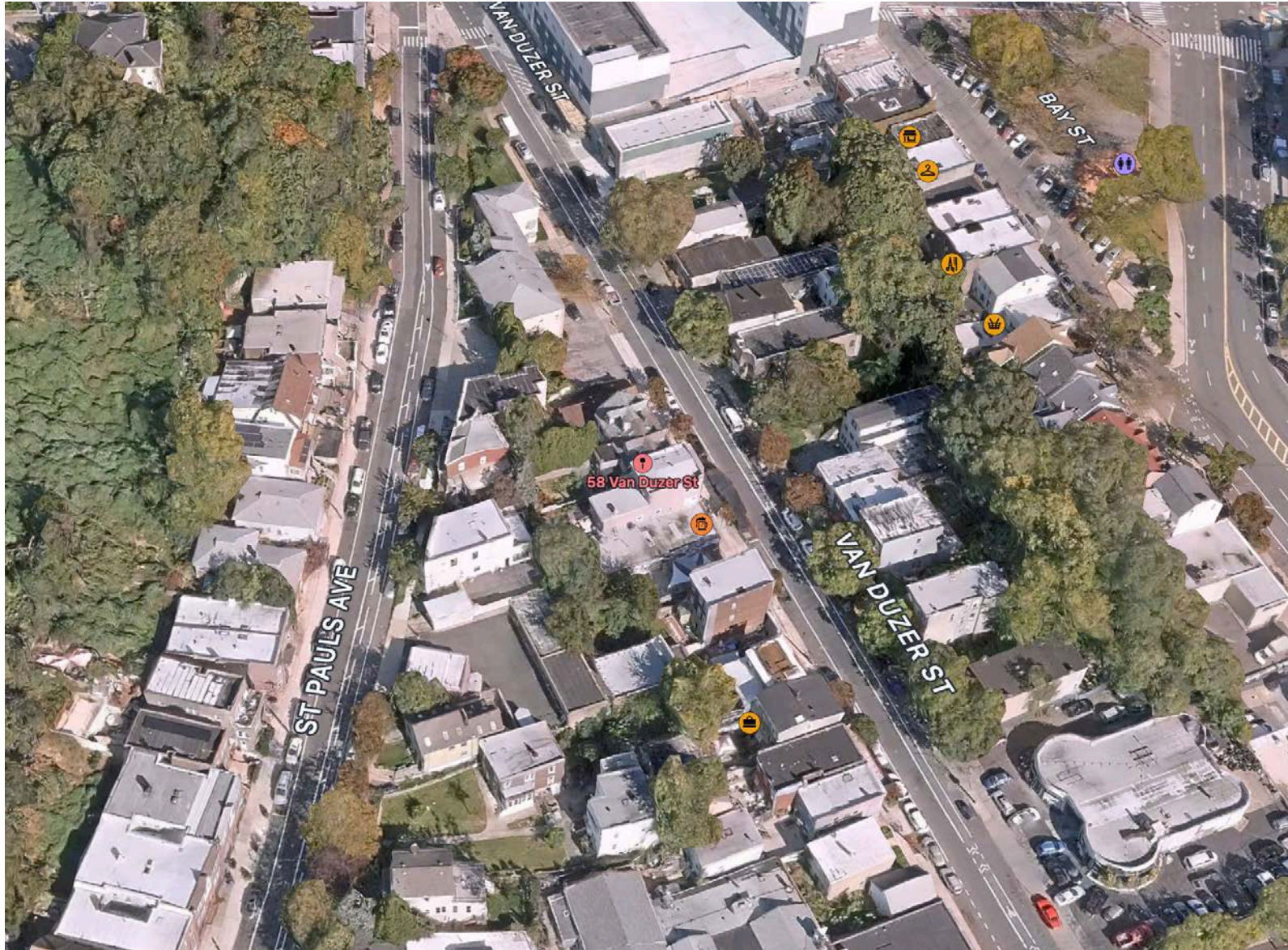


PROPERTY SUMMARY

58 Van Duzer Street is a 2 unit multifamily building in Tompkinsville, Staten Island, constructed in 1925. The structure spans three stories and offers approximately 2,673 square feet of living area on a lot of about 1,848 square feet.

The zoning is R3-2, and the building width is roughly 22 feet with a depth of about 84 feet. The units are designed as walk-ups, typical of older multifamily residences in the North Shore.

LOCATION SUMMARY



IMPORTANT DISCLOSURES

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pre Real Real Estate and it should not be made available to any other person or entity without the written consent of Pre Real Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Pre Real Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pre Real Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Pre Real Real Estate has not verified, and will not verify, any of the information contained herein, nor has Pre Real Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





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