

Mixed-use building with large rear yard
871 Post Ave, Staten Island, NY 10301

Property Overview

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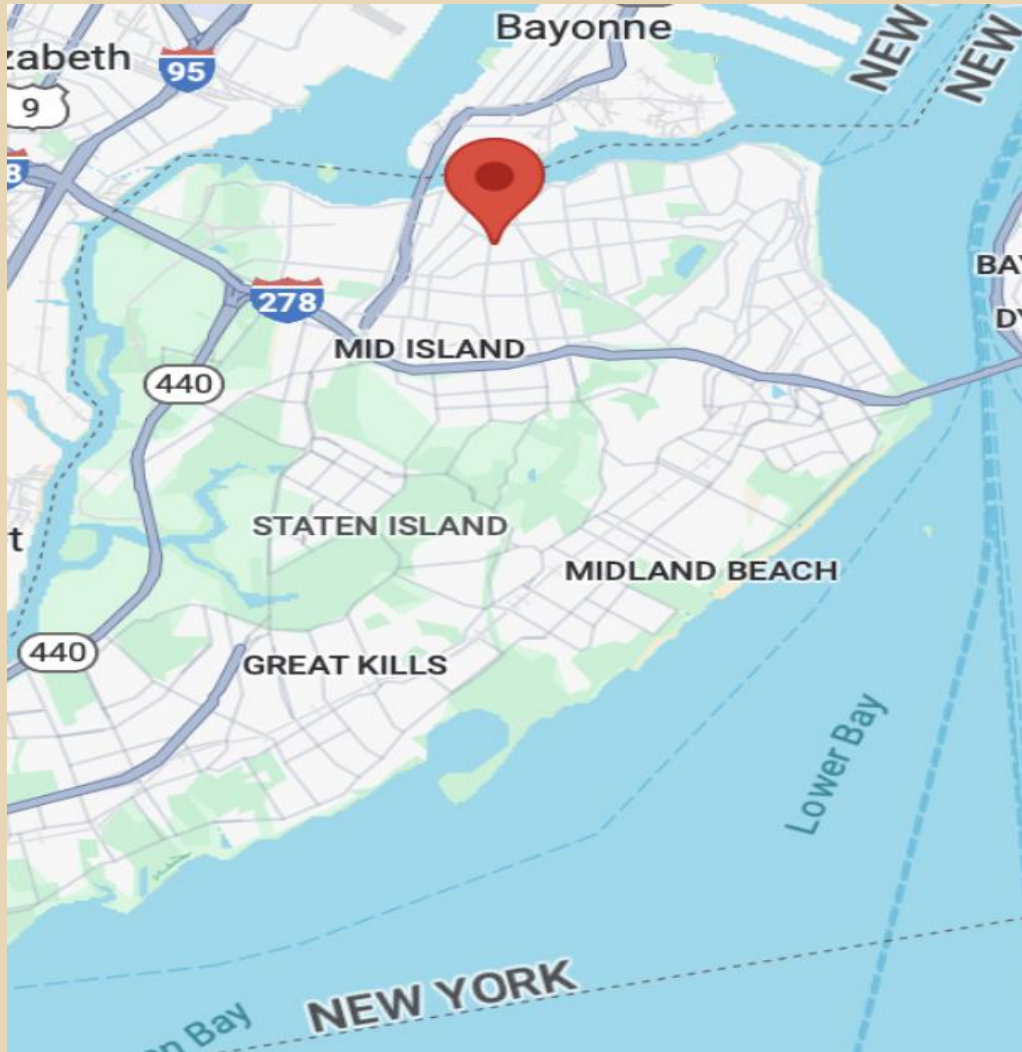
Property Type	Mixed use building
Building Size:	±3000sf
Number of Stores:	2 stores
Number of Apartments:	3 units
Lot Size:	11,633 sf
Zoning:	C2-1 / R3-A
RE Taxes:	\$5679

Asking Price: \$1,599,999



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Property Description



- Mixed-use building with extra large rear yard
- Stores have basement with full height ceilings
- Located near the busy North Shore corner of Post Ave and Jewett Ave
- Near 440N and the Bayonne Bridge with easy access to NJ, Brooklyn and Manhattan via Goethals and Verrazzano Bridges
- Public transport - local buses S44, S94, S66, S57

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Financials

GROSS INCOME	\$ 113,100
EXPENSES	
Taxes	\$ 5,679
Insurance	\$ 5,550
Repairs	\$ 3,500
Gas	\$ 4,000
Maintenance	\$ 2,500
Water	\$ 2,750
TOTAL EXPENSES	\$ 23,979
NET OPERATING INCOME	\$ 89,121
Sales Price	\$ 1,599,999
Cap Rate	5.6%

Address	Tenant	Approx Space (SF)	Annual Rent
Store 1	Kitchen/Bath Renovation	1,000	\$2,000
Store 2	Beauty Salon	500	\$2,200
Apartment 1	2 bedroom	800	\$1,925
Apartment 2F	1 bedroom	400	\$1,650
Apartment 2R	1 bedroom	400	\$1,650

- Suitable for
 - Investor
 - Developer / Builder
- Opportunity to add to existing building or develop the lot
- Current 5.6 cap

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CONTACT

Angie Master
Angie.Master@PreReal.com

718.200.7799

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