

# 184 Rose Ave

New Dorp, Staten Island, NY



## Available for Sale

- 10,000 sq ft mixed-use building on 18,000 sq ft of land
- Parking for 18 cars +/-
- 14 residential units + 3 commercial units
- Fully occupied
- (8) one-bedroom units
- (4) two-bedroom units
- (2) studio apartments
- Accountant Office
- Attorney Offices
- 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.

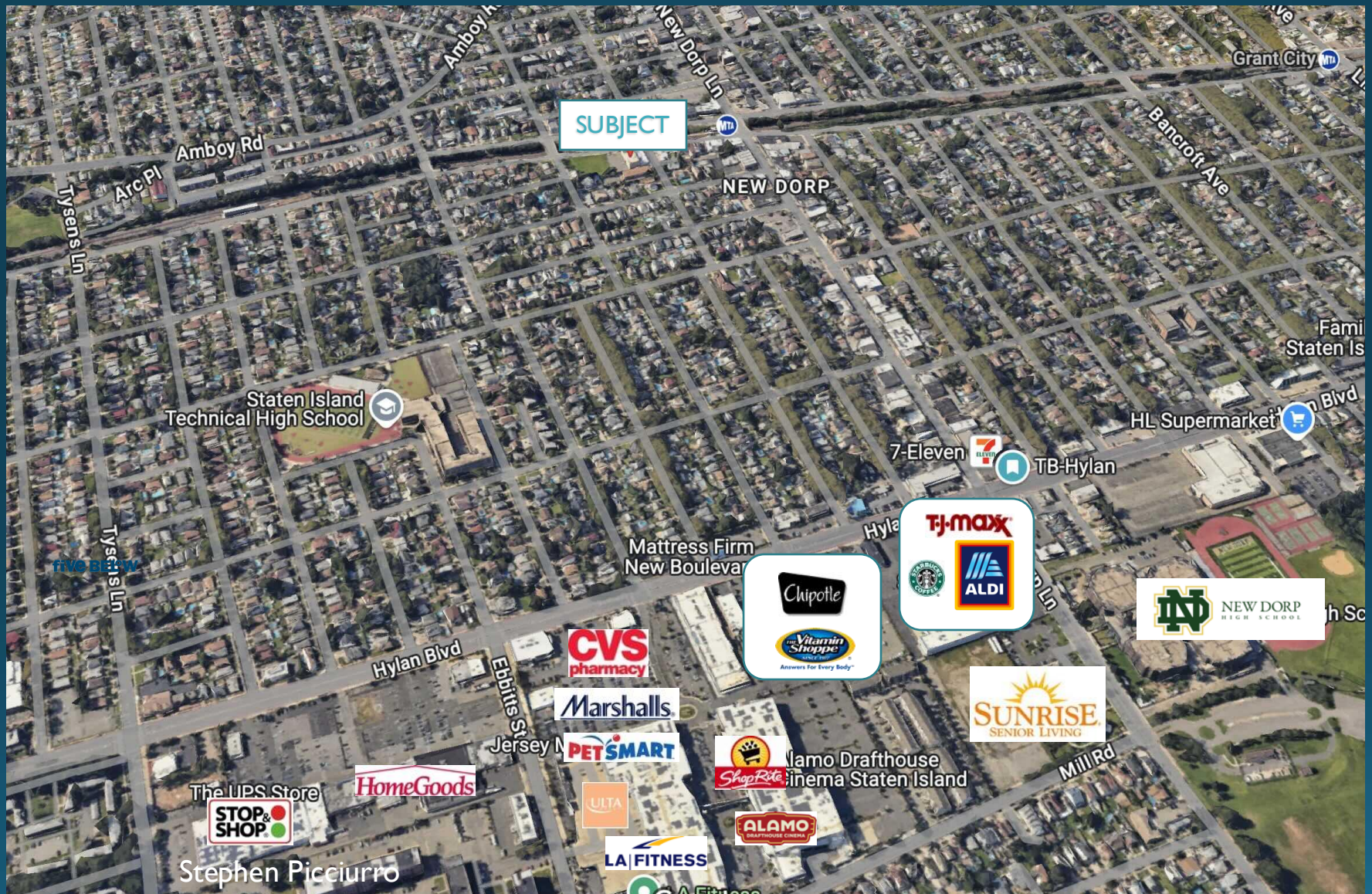
Stephen Picciurro

[stephen@viprealestate.net](mailto:stephen@viprealestate.net)

917-842-0888 / 718-967-2600

# 184 Rose Ave

New Dorp, Staten Island, NY



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

718-967-2600

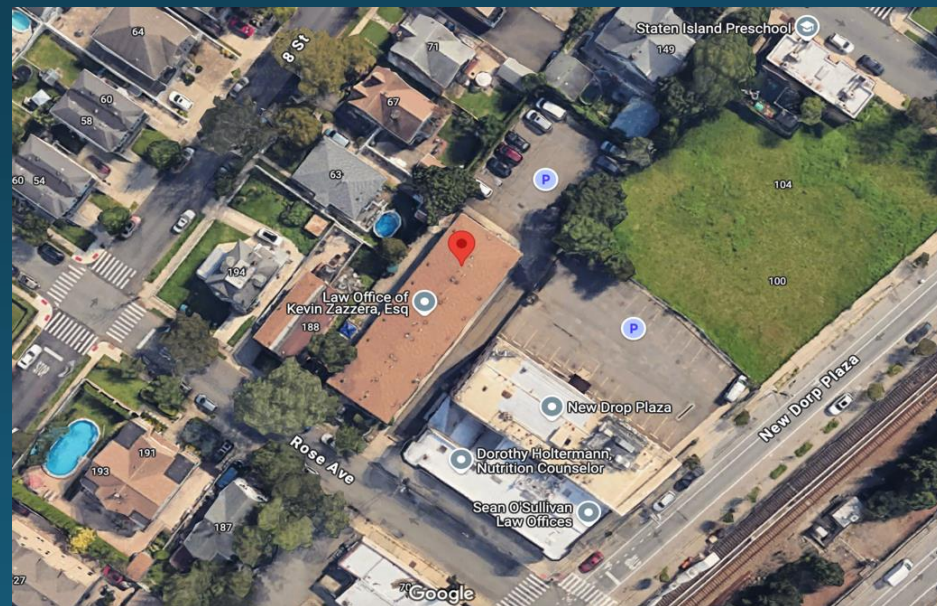
Stephen Picciurro  
Broker Associate

# 184 Rose Ave

New Dorp, Staten Island, NY



Google



Google

ANNUAL	INCOME	EXPENSES
Present Rental Income	\$330,095.52	
Potential Rental Income	\$14,400.00	
Total Projected Income	\$344,495.52	
Real Estate Taxes		\$58,000
Insurance		\$12,000
Water		\$8,000
Utilities		\$16,000
Repairs		\$10,000
Total Expenses		\$104,000
Net Operating Income (After leasing of vacant office)	\$240,495.52	** All figures are estimates and need to be verified by purchaser

V.I.P. Real Estate, Inc.

718-967-2600

Stephen Picciurro  
Broker Associate