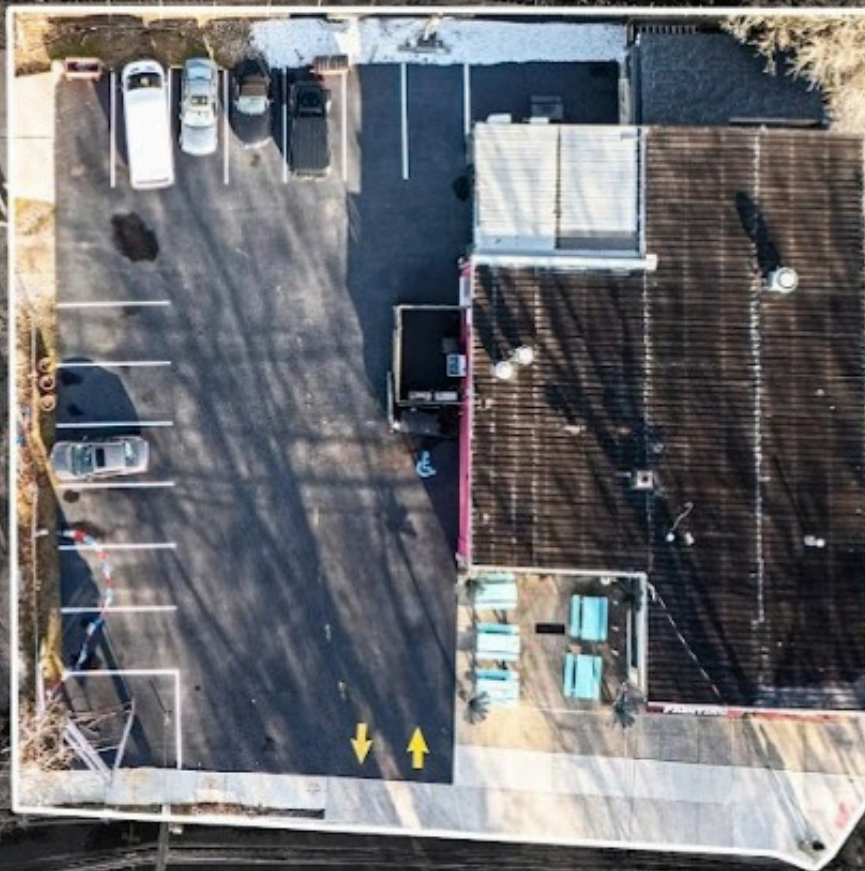


OFFERING MEMORANDUM

CASH-FLOWING  
COMMERCIAL ASSET  
FOR SALE

6833 AMBOY RD  
STATEN ISLAND, NY 10309



ROB NIXON  
718-866-8683  
ROB@PREREAL.COM

JOSEPH GALLO  
929-225-3601  
JOE@PREREAL.COM

THE NIXON  
TEAM  
PREREAL.COM



# THE OFFERING

PROPERTY ADDRESS	6833 Amboy Rd
ASKING PRICE	\$1,999,999
TAXES	\$19,858
YEAR BUILT	1970 / Renovated: 2015
LOT SIZE	12,976 SF
BUILDING SIZE	4,650 SF
BUILDINGS	1
ZONING	R3X
BLOCK / LOT	8007 / 1





# PROPERTY OVERVIEW

**6833 Amboy Road** is a highly visible commercial property anchored by three established tenants: **Baya Bar, Three Sons Printing, and NS2 Tint South**. These operators provide steady traffic, strong neighborhood recognition, and reliable income.

## Property Features

- Clean, modernized building with updated façade
- Outdoor seating and a polished asphalt lot
- Private parking that wraps the property
- Bright storefronts and a refreshed tint shop bay
- Strong visibility along Amboy Road with clear sightlines

## Value Upside

- One unit can be delivered vacant, allowing:
  - Market-rate re-tenanting
  - Stronger credit tenancy
  - Owner-user opportunity with income in place
- Oversized lot and outdoor areas suitable for:
  - Outdoor dining
  - Boutique retail
  - Drive-thru or quick-serve concepts
  - Expanded service uses



## Long-Term Potential

- Large parcel and flexible layout suited for future redevelopment
- Aerials highlight the rare amount of land available in this part of Staten Island
- Strong footprint for repositioning, expansion, or a ground-up project

## Summary

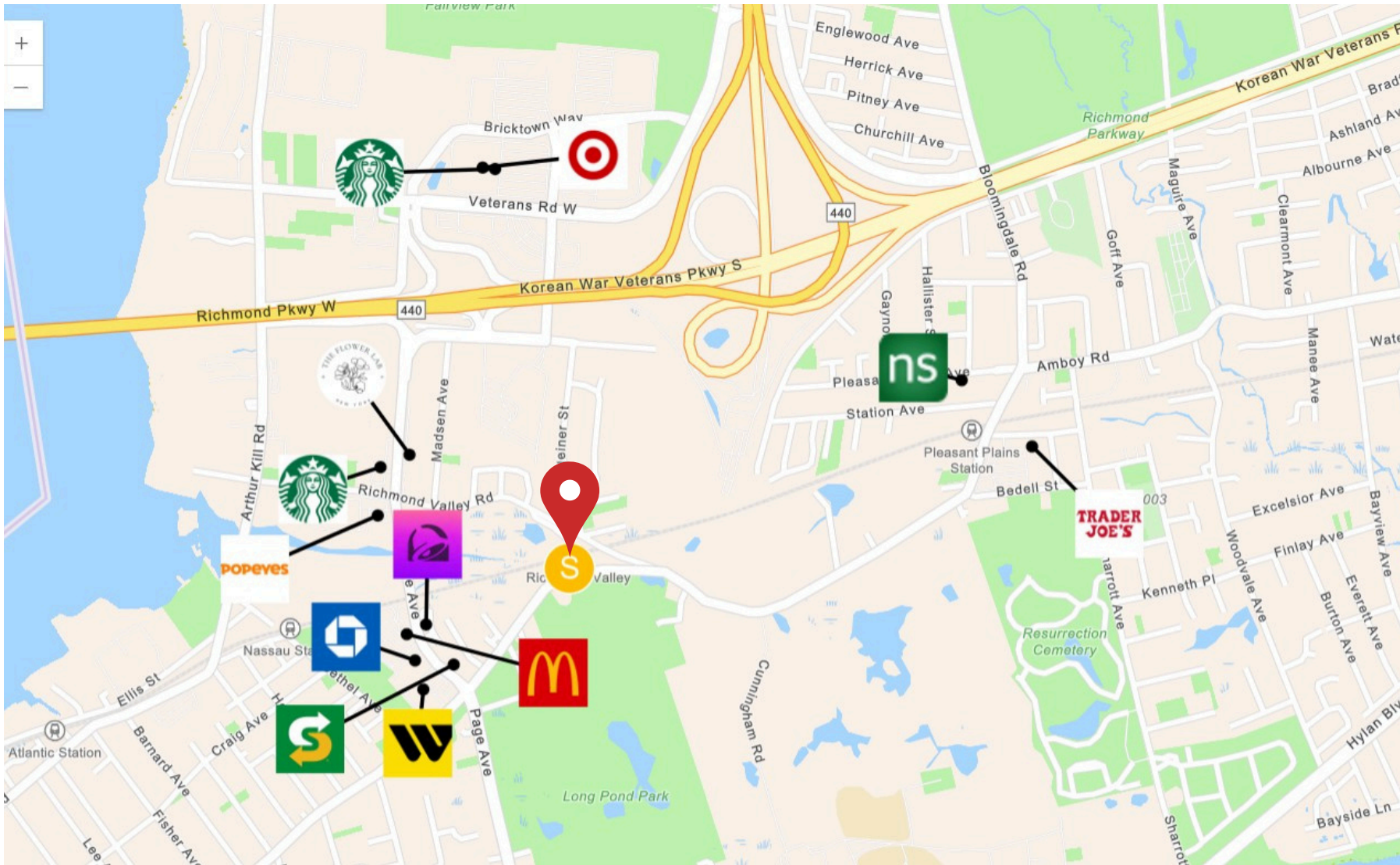
A secure income asset today with clear paths for value creation in the future. Ideal for investors seeking cash flow, upside, or a strategic redevelopment opportunity.

**NDA required for rent roll and financials.**





# LOCATION SUMMARY





**ROB NIXON**  
SALES AND LEASING ASSOCIATE  
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