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LICHTENSTEINRE INVESTMENT PROPERTY FOR SALE: FREE MARKET

5 UNITS IN 2 MIXED-USE BUILDINGS PLUS 2-CAR GARAGE ON ONE LOT

219-225 Broad Street, aka 219, 221, & 223-225, Broad Street, Stapleton Neighborhood of Staten Island, New York 10304

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ANDREW LICHTENSTEIN, INC.
(Licensed Real Estate Broker) The One Stop Real Estate Shop
Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
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FOR SALE: FREE MARKET
Investment Property
Staten Island 3-Building Mixed-Use Portfolio, Consisting of 3 Apartments, 2 Retail Stores, and a 2-Car Garage

Property Address
219, 221, 223, 225 Broad Street,
Staten Island, NY 10304

Seller's Asking Price: $1,925,000
Submit Offers!!

FINANCIALS

$205,008	Total Annual Income
$66,693	Expenses
$138,315	NOI
7.18%	Cap Rate

Building Size: 8,548 Square feet
Lot Size: 7,500 Square Feet
Year Built: 1931

Description: This portfolio comprises three buildings: a two-story and three-story mixed-use building, both newly renovated, and a 2-car garage (all on one lot). All rents are Free Market, and tenants pay for their own heat and gas. The Property is located in the Stapleton neighborhood of Staten Island, Richmond County.

Layout: 1 x 2 Bedroom (4 rooms), and 2 x 5 Bedrooms (7 rooms).
Total: 3 Apartments containing 18 rooms. 2-car garage plus outdoor parking spaces.

HIGHLIGHTS

- Two of the buildings were completely renovated a year ago.
- New windows and new hardwood flooring in apartments.
- The exterior of the buildings has been completely waterproofed.
- Apartments are individually metered and have their own boilers. Tenants pay for their own heat, hot water, cooking gas, and utilities.
- Rooves have been silver-painted and maintained throughout the years. Rear roof drains were recently cleaned, and the roof was serviced again.

Submit your offer and join me for a tour to strategize on purchasing this.
Call me to discuss.

Contact Andrew Lichtenstein at
917-365-1800 or
AL@LichtensteinRE.com

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PROPERTY FACTS

Property Type	Retail	Property Subtype	Storefront Retail/Residential
Building Size	8,460 SF	Building Class	C
Year Built	1931	Tenancy	Multiple
Building Height	3 Stories	Building FAR	1.13
Lot Size	0.17 AC		
Zoning	R3-2		
Frontage	16' on Broad St		

TRANSPORTATION

TRANSIT/SUBWAY

Bay Ridge-95 Street MTA R	10 min drive	5.2 mi
86 Street (R Line) MTA R	10 min drive	5.5 mi
77 Street (R Line) MTA R	11 min drive	6.0 mi
Bay Ridge Avenue MTA R	12 min drive	6.4 mi
22Nd Street	17 min drive	9.3 mi

COMMUTER RAIL

Stapleton MTA SIR	10 min walk	0.7 mi
Clifton MTA SIR	15 min walk	0.7 mi
Tompkinsville MTA SIR	4 min drive	1.2 mi
St George MTA SIR	7 min drive	1.8 mi
Grasmere MTA SIR	5 min drive	1.8 mi

AIRPORT

Newark Liberty International EWR	27 min drive	16.4 mi
LaGuardia LGA	37 min drive	21.6 mi

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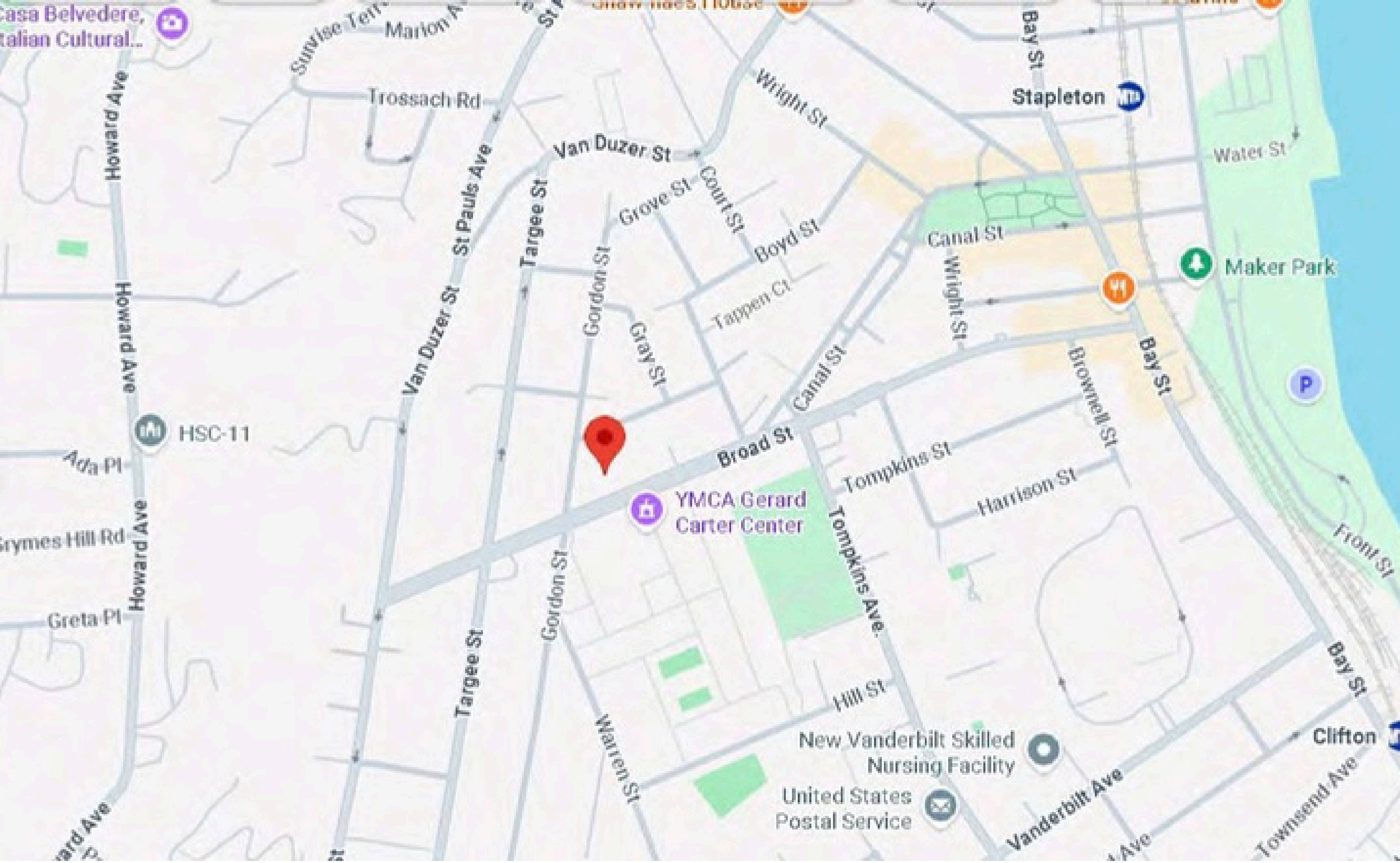
219,221,225 BROAD STREET

STATEN ISLAND

2025 INCOME AND EXPENSES

		TOTAL	LEASE EXPIRATION		
INCOME					
(1) 5 BR/1 BTH apts @ 1,800SqFt	$ 3,464.00	$ 3,464.00	03/31/2026	225 Broad Street	
(1) 5 BR/1 BTH apts @ 1,800SqFt	$ 3,400.00	$ 3,400.00	02/28/2027	225 Broad Street	
(1) 2 BR/1 BTH apts @ 700SqFt	$ 2,762.00	$ 2,762.00	08/31/2026	221 Broad Street	
(1) StoreFront-Pharmacy @ 1,800SqFt	$ 3,278.00	$ 3,278.00	05/30/2036	221 Broad Street	(3% Annual Increase)
(1) StoreFront-99cents @ 1,800SqFt	$ 3,180.00	$ 3,180.00	01/30/2032	225 Broad Street	
(2) Garages @300SqFt	$ 500.00	$ 1,000.00		219 Broad Street	
TOTAL INCOME		**$ 17,084.00**			
Total Income at 100% (Yearly)		$ 205,008.00			
Management (5%)		$ 10,250.40			
Effective Gross Income		**$ 194,757.60**			
NET INCOME AFTER EXPENSES			**$ 138,314.60**		
EXPENSES					
Insurance	$ 14,082.00				
Taxes	$ 34,336.00				
Maintenance(Trash)	$ 4,200.00				
Utilities(Communal Electric)	$ 700.00				
Water/sewer	$ 3,125.00				
TOTAL EXPENSES	**$ 56,443.00**				

Units All Individually Metered for Heat & Hot Water



Casa Belvedere, Italian Cultural...
Marion Av
Sunrise Terr
Trossach Rd
Howard Ave
Van Duzer St
St Pauls Ave
Targee St
Grove St
Court St
Wright St
Stapleton
Water St
Canal St
Boyd St
Tappen Ct
Gordon St
Gray St
Wright St
Maker Park
Browell St
Bay St
HSC-11
Ada Pl
Broad St
Tompkins St
Harrison St
YMCA Gerard Carter Center
Grymes Hill Rd
Greta Pl
Tompkins Ave.
Front St
Hill St
New Vanderbilt Skilled Nursing Facility
United States Postal Service
Warren St
Vanderbilt Ave
Clifton
Townsend Ave

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Pharmacy


PHARMACY
Bounty
Bounty
Bounty
Bounty

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Disclaimer

Seller's Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 5% to 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing.

Buyer please sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Optional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement.

Contact Seller's Exclusive Broker ONLY:
Andrew Lichtenstein
(800)242-9888 AL@LichtensteinRE.com
Do Not circumvent Broker.
No site access without Broker appointment.

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