

7233-7235 Amboy Rd Staten Island NY 10307

4,400 Sq ft commercial building on corner lot with high foot traffic on major Amboy Rd artery.

One story block/stucco building 4,400 sq ft consists of 2 store fronts and a studio apartment, all occupied by one tenant.

Established tenant has 6 years left on lease (expires 2032)

Forced hot air system replaced 2026

Central A/C

Flat roof

5 car parking lot

Building is in excellent condition with a major renovation completed in 2022.

2026 Property Taxes \$17,750

2026 Insurance \$3,850

RENT ROLL

\$90,247.68 Annual Rent
(\$7,520.64 Monthly Rent - Tenant responsible for gas, electric, water, and mechanics)

Tenant is currently paying approximately \$21 per sq ft. Price per sq ft in the immediate area is currently leasing in the \$35 to \$45 sq ft range.

For Sale \$1,499,999

