

Property Description

250 Buel Ave, Staten Island, NY



Two-story commercial building totaling approx. **7,200 SF (3,600 SF per floor)**.

The property is **partially occupied**, offering flexibility for investors or owner-users. The asset provides strong in-place income with clear upside through lease-up and repositioning.

Pro Forma (Stabilized)

Potential Gross Income (PGI)

Space	Size	Rent	Annual
2nd Floor Office (Vacant)	3,600 SF	\$9,000/mo	\$108,000
Ground Floor Retail	2,600 SF	\$10,000/mo	\$120,000 (plus taxes 50% (\$17,500))
Ground Floor Back	1,000 SF	\$3,000/mo	\$36,000

Total PGI: \$281,500

Expenses

- Taxes: \$35,000
- Water: \$1,500
- Insurance: \$6,000

Total Expenses: \$42,500

Net Operating Income (NOI)

NOI: \$239,000

OFFERED \$2,450,000

CAP 9,7%+

🔑 Investment Highlights

- Strong **gross potential**
- **CAP 9,7%+**
- **High-margin asset** with low expenses
- Flexible delivery (income-producing or vacant)
- Ideal for **investor or owner-user**



WORK WITH THE BEST

VADIM BLINOV
Licensed Real Estate Associate Broker
631-771-7777
vadim@remaxedgeny.com

Specializing in Brooklyn,
Staten Island & Manhattan
COMMERCIAL / RESIDENTIAL / INVESTMENTS
CONTACT US TODAY!



Anna Soboleva
Licensed RE Associate Broker
VA Team

C (347) 488-6474
O (718) 288-3835
E Anna@RemaxEdgeNY.com
W www.RemaxEdgeNY.com

RE/MAX
— EDGE —

1812 Bath Ave, Brooklyn NY, 11214
9425 3rd Ave, Brooklyn NY, 11209
2519 Ave U, Brooklyn NY, 11229
254 7th Ave, Brooklyn NY, 11215
651 Willowbrook Rd, S.I. NY, 10314

