

# 238-240 Sand Ln



Presented By:  
RJM Realty Empire, Inc

238-240 Sand Ln, Staten Island, NY 10305



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## Property Details

Fully Occupied building for sale. Wonderful mixed use 5 family with a commercial store in heart of South Beach. Everything almost new, new kitchens and baths. Tank less hot water, retail store plus 5 rental apartments. Irregular lot w garage and rentable parking spots. A gem. Close to boardwalk and bridge. Income and expenses to be provided upon request.

INTERESTED PLEASE CONTACT MELSA

RJM REALTY EMPIRE, INC.

718-568-2256

347-675-3056

**Price: \$1,800,000**

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View the full listing here: <https://www.loopnet.com/Listing/238-240-Sand-Ln-Staten-Island-NY/12498451/>

|                      |                                  |
|----------------------|----------------------------------|
| Price:               | \$1,800,000                      |
| Property Type:       | Retail                           |
| Property Sub-type:   | Storefront<br>Retail/Residential |
| Building Class:      | C                                |
| Sale Type:           | Investment                       |
| Cap Rate:            | 5.50%                            |
| Lot Size:            | 0.12 AC                          |
| Gross Leasable Area: | 4,950 SF                         |
| No. Stories:         | 3                                |
| Year Built:          | 1931                             |
| Tenancy:             | Multiple                         |
| Zoning Description:  | R3-1                             |
| APN / Parcel ID:     | 03284-0086                       |
| Walk Score ®:        | 81 (Very Walkable)               |
| Transit Score ®:     | 61 (Good Transit)                |

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## Major Tenant Information

| Tenant                      | SF Occupied | Lease Expired |
|-----------------------------|-------------|---------------|
| Natalia Gruppo<br>Artistico | -           |               |

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## Location



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## Property Photos



Primary Photo



SAND 3

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## Property Photos



Building Photo



SAND

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## Property Photos



SAND LA 1

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**Melsa Skrapalliu**  
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