

1299 Richmond Road

Dongan Hills | Staten Island, NY 10304

\$1,350,000

Mixed-Use Investment | 3 Units: 1 Commercial + 2 Residential

PRICE / SF	CAP RATE	NOI	GROSS INCOME
\$642.86	4.78%	\$64,575	\$87,600

Investment Overview

1299 Richmond Road is a turnkey, fully income-producing mixed-use asset positioned on a prominent commercial corridor in Dongan Hills, Staten Island. The property comprises three total units — one active ground-floor commercial space and two updated two-bedroom residential apartments — on a generous 50' x 131' lot. With individual gas and electric meters, newer roofing on both the asphalt and flat sections, and a comprehensive nine-camera security system, this is a low-maintenance holding that combines reliable commercial utility with steady residential demand. Offered with an existing Certificate of Occupancy. Seller will consider 1031 Exchange, cash, and conventional financing.

Investment Highlights

- Fully occupied, income-producing asset with \$87,600 gross annual income
- Three units: active commercial space plus two renovated 2-BR apartments
- In-unit washer/dryer, dishwasher, and through-wall A/C on the 2nd floor; dedicated heating/cooling unit on the 3rd floor
- Newer roofs (asphalt and flat sections) and finished walk-through attic for additional utility
- Individually metered gas and electric — tenants pay their own utilities
- Nine-camera security system in place
- Excellent condition throughout with updated appliances and interior upgrades
- Low annual taxes of \$6,142 (2025)
- Established Richmond Road commercial corridor with strong location upside
- 1031 Exchange friendly

Property Details

Property Type	Commercial — Mixed Use
Address	1299 Richmond Road, Staten Island, NY 10304 (Richmond County)
Total Units	3 (1 commercial + 2 residential)
Building Size	2,100 SF 3 stories Building height 30'
Lot Size	50' x 131'
Year Built	1910
Zoning	R1-2 (existing use covered by Certificate of Occupancy)
Construction	Brick and frame Hardwood and tile flooring
Roof	Asphalt / flat — both sections newer
Heating	Natural gas
Cooling	3 A/C units
Metering	Individual gas and electric meters
Sewer	Public sewer
Parcel / Block / Lot	0853-0089 Block 0853 Lot 0089
Taxes (2025)	\$6,142 annually — not abated
Condition	Excellent

Unit Mix

Unit	Level	Type	Features
Commercial	1	Active commercial space	Established storefront on Richmond Road corridor
Unit 1	2	2-Bedroom apartment	In-unit W/D, refrigerator, stove, microwave, dishwasher, through-wall A/C
Unit 2	3	2-Bedroom apartment	Dedicated heating/cooling unit, refrigerator, oven

Income & Expenses

	Annual
Gross Income	\$87,600
Real Estate Taxes (2025)	\$6,142
Electric	\$5,994

Insurance	\$3,647
Other Expenses	\$3,000
Additional Operating Expenses	\$4,242
Total Expenses	\$23,025
Net Operating Income (NOI)	\$64,575
Cap Rate at Asking Price	4.78%

Contact — Exclusive Listing Agent

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Showings by appointment — call listing agent.

MLS# C2620166. Listing terms: 1031 Exchange, Cash, Conventional. All information deemed reliable but not guaranteed and should be independently verified. Income, expense, and property figures provided by ownership; buyers should conduct their own due diligence. Equal Housing Opportunity. Each RE/MAX office is independently owned and operated.