THREE POINT REAL ESTATE

# 1755 Richmond Road

ONE-STORY RETAIL BUILDING FOR SALE | TODT HILL, STATEN ISLAND 10306

#### THREE POINT REAL ESTATE



## THE PROPERTY

1755 Richmond Road is one (1) st located on Richmond Road in Todt 1755 Richmond Road measures ap sq.ft. and contains fire (5) retail stol of the five (5) st ts are occupied roster consists of:

retail building Staten Island. imately 5,000 nts. Four (4) the tenant

1. V ant Medical Eye Care Spa Nail Salon Boutique Chinese Cuisine Convenience Stor

ross annual ent at 1755 Richmond Road is ately \$12,000 per year and the net operating app oximately \$140,000. income

\*Note: The above income includes a projected market rent for storefront #1 at \$3,000 per month or \$36,000 per year.

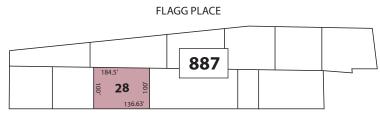
## THE OPPOF UNITY

1755 ishe ind Road is next door to national tenants: Starbuks, Dunkin Donuts, Met Fresh Grocery, Northwell Health, Mathnasium & Exxon Mobil. The property is an ideal investment, 1031 exchange, or end-user opportunity.

### THE TRANSPORTATION

The Staten Island Rail is three (3) blocks away and the S74, S76, and S86 bus stops are located in front of the property and bus service to the area runs along Richmond Road.

## TAX MAP



**RICHMOND ROAD** 

## **ASKING PRICE: \$2,375,000**

For Further Information, Please Contact: Stephen Safina | Managing Partner O: 718-635-0712 | C: 516-643-0161 E: ssafina@threepointre.com

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant/purchaser carefully verify each item of size. RE Taxes, permitted legal use, and other information presented herein.