

# 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) story retail building located on Richmond Road in Todt Hill, Staten Island. 1755 Richmond Road measures approximately 5,000 sq.ft. and contains five (5) retail storefronts. Four (4) of the five (5) storefronts are occupied. The tenant roster consists of:

1. Vacant
2. Medical Eye Care
3. Spa Nail Salon Boutique
4. Chinese Cuisine
5. Convenience Store

The gross annual rent at 1755 Richmond Road is approximately \$180,000 per year and the net operating income is approximately \$140,000.

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

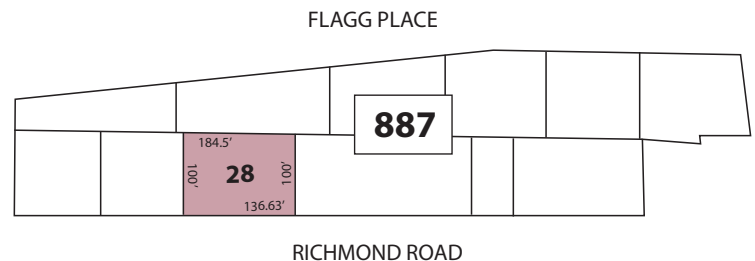
## THE OPPORTUNITY

**1755 Richmond Road** is next door to national tenants: Starbucks, 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



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

For Further Information, Please Contact:

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