

EXCLUSIVE OFFERING
MEMORANDUM

MIXED-USE INVESTMENT
PACKAGE

1084-1086 BAY ST,
STATEN ISLAND, NY 10305



ROB NIXON
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ASKING PRICE:
\$1,850,000

 **PREREAL**[™]
PRENDAMANO REAL ESTATE

PREREAL.COM/NIXON-TEAM

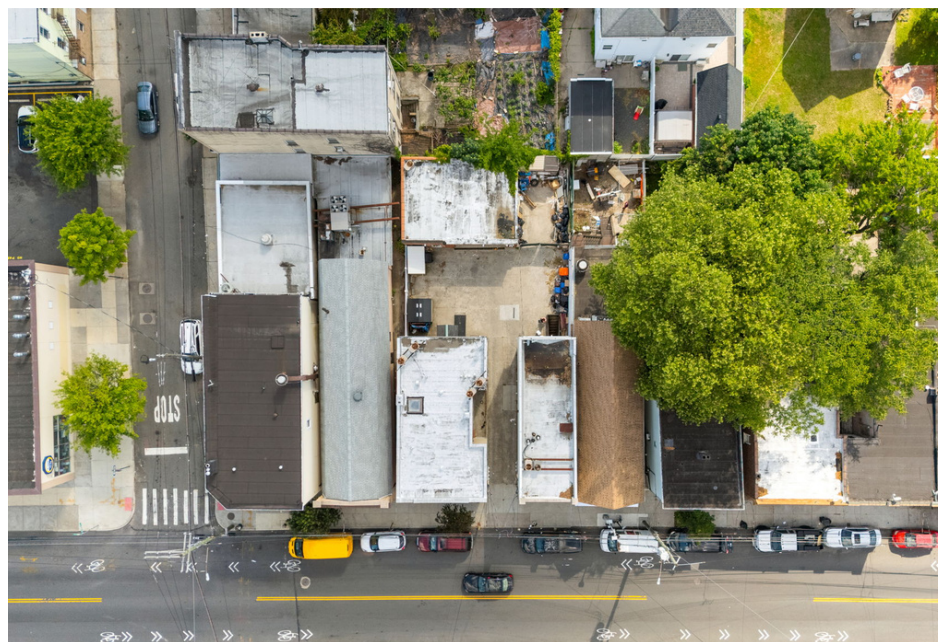
THE OFFERING

PROPERTY ADDRESS	1084-1086 Bay St, Staten Island
LOCATION	Rosebank, Staten Island
ASKING PRICE	\$1,850,000
LOT SIZE	1084 Bay Street: 1,600 SF (16' X 100') 1086 Bay Street: 3,399 SF (34' X 100')
BUILDING SIZE	1084 Bay Street: 1,597 SF (16' X 42') 1086 Bay Street: 3,000 SF (25' X 45')
BLOCK & LOT	1084 Bay Street: Block 2845, Lot 39 1086 Bay Street: Block 2845, Lot 40
ZONING	R3A
TAX	1084 Bay Street: \$7,652 1086 Bay Street: \$12,156



PROPERTY OVERVIEW

Two contiguous mixed-use masonry buildings offered as a single investment package in Rosebank, Staten Island, one of the borough's most active and growing commercial corridors. The portfolio delivers seven income streams across commercial storefronts, residential apartments, a leased garage, and a flex office/apartment unit. Both buildings are meticulously maintained, high and dry, with rents that are well below current market, presenting a compelling value-add opportunity in a strengthening submarket. Ideally situated directly across from a commercial shopping center and minutes from the Verrazzano-Narrows Bridge, these properties benefit from strong foot traffic, excellent visibility, and growing tenant demand. A shared private driveway leads to rear parking for both buildings.



INVESTMENT HIGHLIGHTS

- Well below market rents with immediate upside on renewals and lease-up
- Masonry construction, low maintenance, durable long-term asset
- Shared rear parking via private driveway, a premium amenity
- Separately metered units reduce management complexity
- Taxes and water/sewer reimbursed, NOI-friendly expense structure
- Growing Rosebank submarket with strong commercial and residential demand
- Minutes to Verrazzano Bridge, excellent regional connectivity

IDEAL BUYER

1031 exchange investors, private investors seeking mixed-use income, or portfolio builders looking to acquire scale and significant below-market rent upside in a single transaction. Offered exclusively as a two-building package.







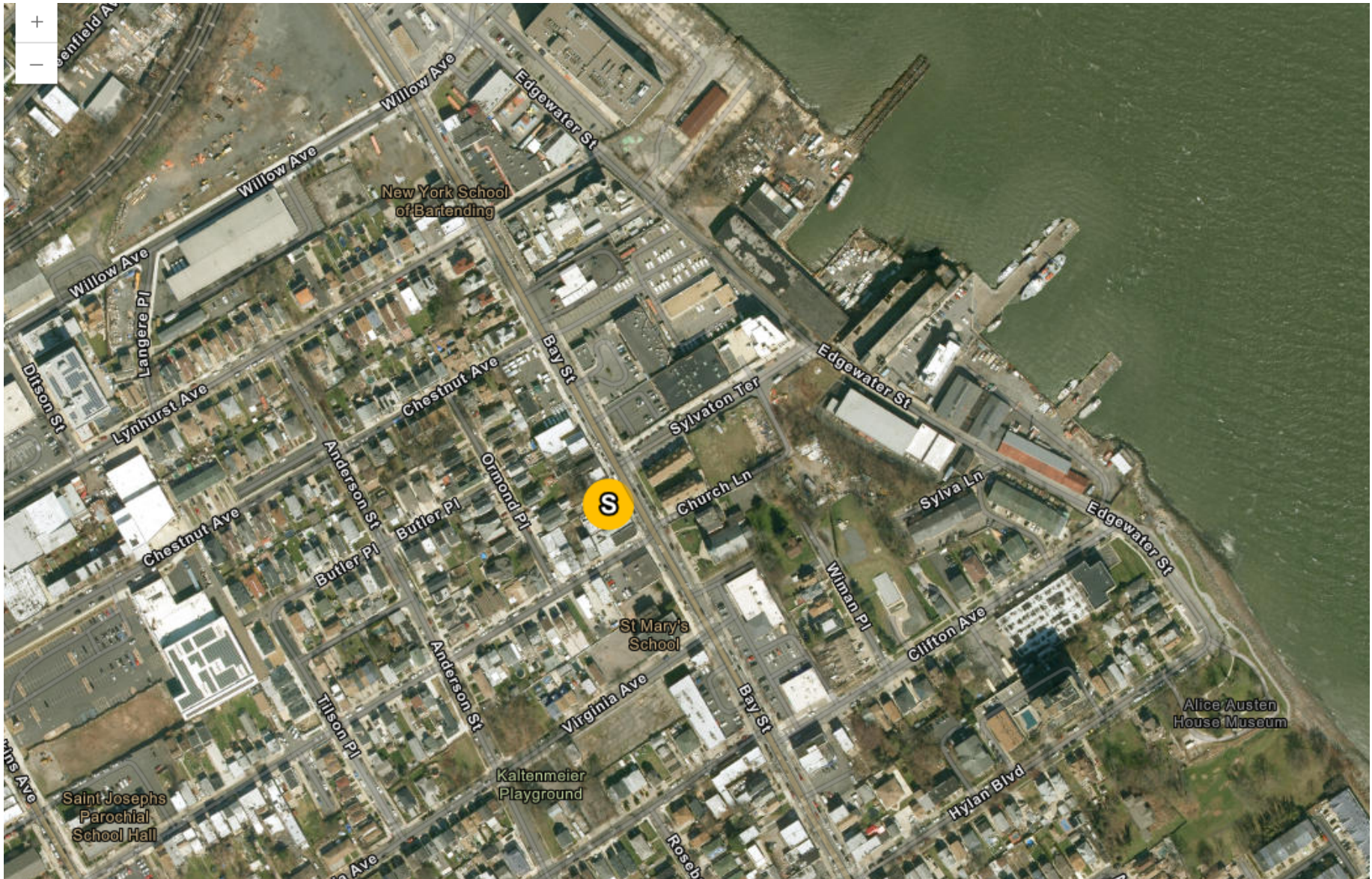
INCOME & EXPENSES

1084 BAY STREET — 2 UNITS	
Units	Annual Income
Commercial storefront (salon)	\$24,984
2F residential apartment	\$20,400
Gross income	\$45,384
EXPENSES	
Real estate taxes ✓ reimbursed	\$7,700
Water/sewer ✓ reimbursed	\$940
Insurance ← owner's only expense	\$2,300
NET OPERATING INCOME	\$43,084

1086 BAY STREET — 5 UNITS	
Units	Annual Income
Barber shop (commercial)	\$26,040
1F rear — studio apartment	\$15,000
2F one-bedroom apartment	\$13,200
2F office/apt ★ projected (owner occupied)	\$15,000
Leased garage with office	\$16,800
Gross income	\$86,040
EXPENSES	
Real estate taxes ✓ reimbursed	\$12,000
Water/sewer ✓ reimbursed	\$2,520
Insurance ← owner's only expense	\$3,300
NET OPERATING INCOME	\$82,740

COMBINED PACKAGE METRICS		
Asking Price	\$1,850,000	
Combined Gross Income	\$131,424	Annual: 7 units
Owner's True Expenses	\$5,600	Insurance only: both buildings
Net Operating Income	\$125,824	Taxes & water fully reimbursed

LOCATION SUMMARY



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