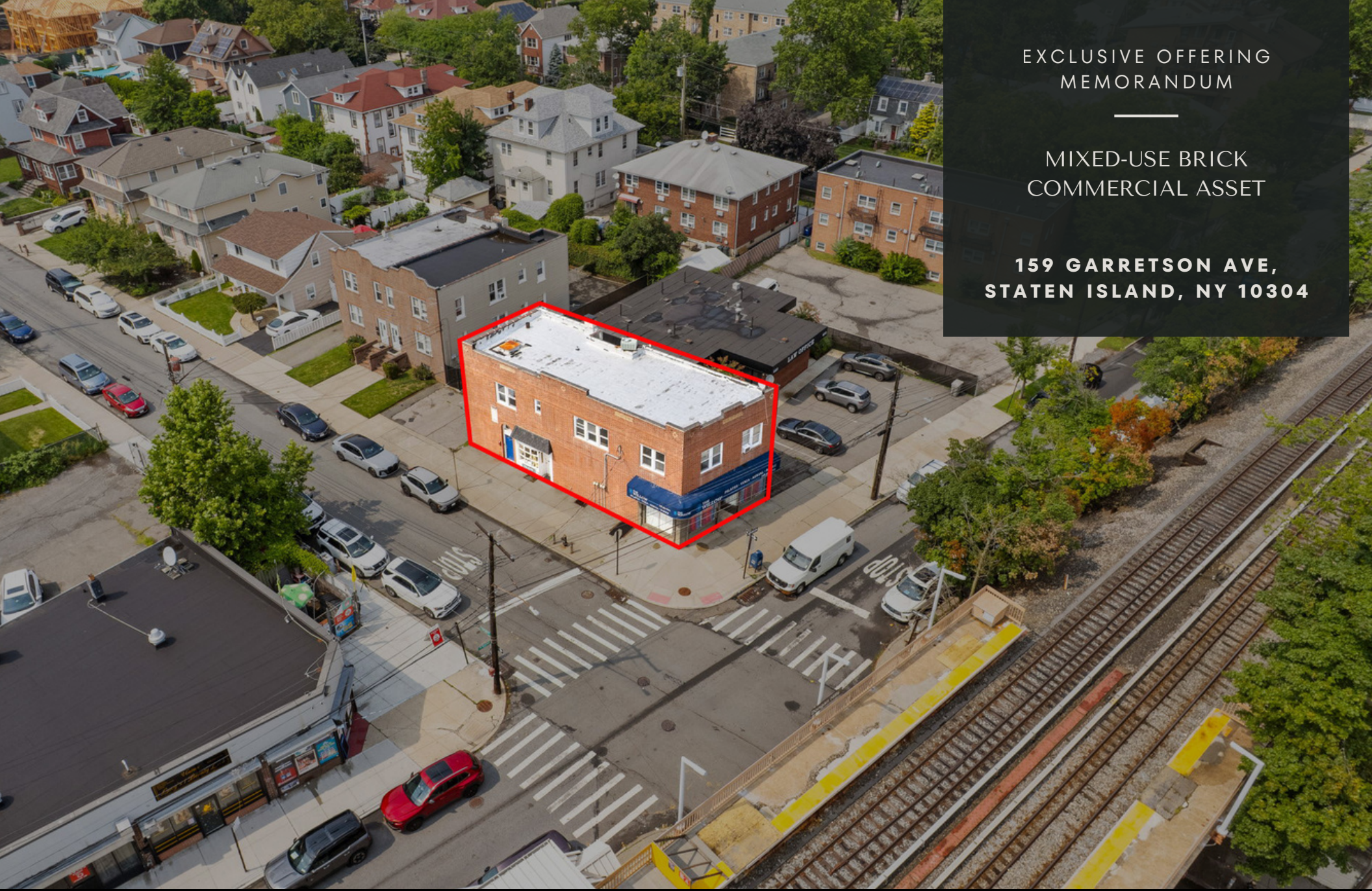




EXCLUSIVE OFFERING
MEMORANDUM

MIXED-USE BRICK
COMMERCIAL ASSET

**159 GARRETSON AVE,
STATEN ISLAND, NY 10304**

ROB NIXON
718-866-8683
ROB@PREREAL.COM

ASKING PRICE:
\$1,350,000



PREREAL.COM/NIXON-TEAM

THE OFFERING

PROPERTY ADDRESS	159 Garretson Ave, Staten Island
LOCATION	Dongan Hills
ASKING PRICE	\$1,350,000
LOT SIZE	4,051 SF (49' X 77')
BUILDING SIZE	2,800 SF
BLOCK & LOT	3319 / 48
ZONING	C1-1
TAX	\$26,442.36
STORIES	2



PROPERTY OVERVIEW

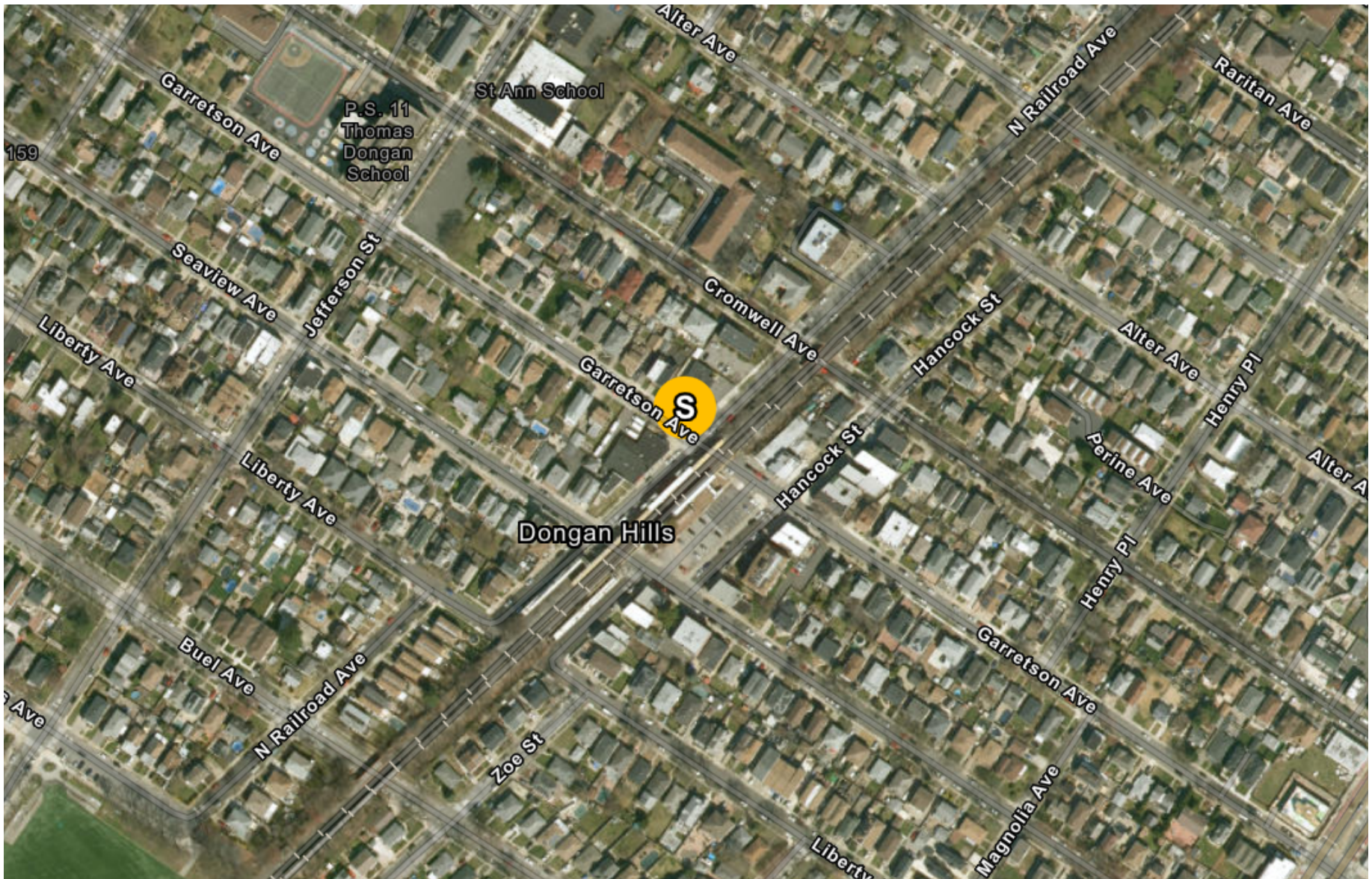
Featured for sale is a mixed-use brick commercial asset located on the corner of Garretson Avenue & N Railroad Avenue in the heart of Dongan Hills. The building includes two commercial storefronts, two one-bedroom apartments above, plus on-site parking. All units are separately metered, and rents across the board are well below market, presenting major long-term upside. Ideally located just steps from the Staten Island Railway and directly off Hylan Blvd, the property offers easy access to all major forms of transportation, shopping, restaurants & more. Consult with your architect to explore maximizing the site's potential under the City of Yes for Housing Opportunity. Great opportunity for an investor looking for rent growth, or a developer looking to capitalize on the corner lot and transit-oriented location.



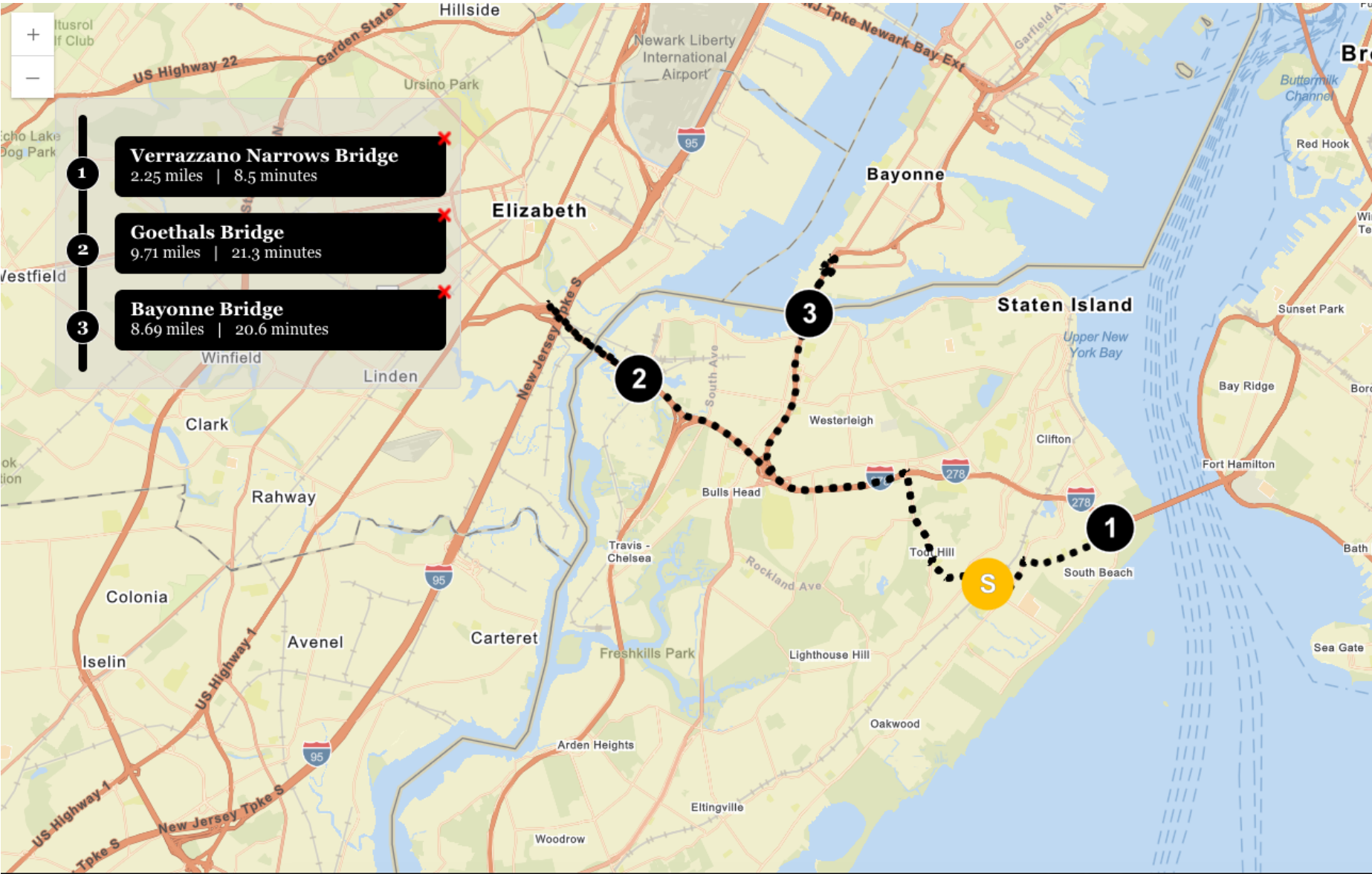




LOCATION SUMMARY



LOCATION SUMMARY





ROB NIXON

SALES AND LEASING ASSOCIATE

718-866-8683

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