

# INVESTMENT OPPORTUNITY! 43 UNIT BUILDING! NOT RENT STABILIZED!



**\$10,999,999**  
**27152 Sq Ft**

646-662 PORT RICHMOND AVE  
STATEN ISLAND, NY 10302

MLS# 11063282  
Baths: 43 Full  
Built in 1974



PRESENTING AN AMAZING OPPORTUNITY TO OWN A 43 UNIT ALL BRICK U SHAPE GARDEN STYLE APARTMENT BUILDING. THIS ALL BRICK 27,152 FT<sup>2</sup> BUILDING FEATURES: 1 YR YOUNG ROOF , A 6YR YOUNG HEATING SYSTEM, 39 PRIVATE PARKING SPACES, AND A LARGE BASEMENT WITH LAUNDRY AREA ON A 180' x 200' LOT. PROPERTY CONSIST OF 1 LARGE 1ST FLOOR OFFICE WITH ITS OWN ADDRESS, 13 TWO BEDROOMS APARTMENTS, 17 ONE BEDROOMS APARTMENTS AND 12 STUDIO APARTMENTS. UTILIZE THE ADVANTAGES OF BEING PART OF NEW YORK CITY YET LOCATED IN THE BEAUTIFUL BOROUGH OF STATEN ISLAND, NY. IN THE CONVENIENT NEIGHBORHOOD OF PORT RICHMOND. SHOPPING AND CITY BUSES TO BROOKLYN, MANHATTAN, AND STATEN ISLAND MALL RIGHT OUTSIDE THE DOOR. FINANCIALS FURNISHED UPON REQUEST



**Giovanna Cardinale**  
**Neuhaus Realty, Inc.**  
(347) 423-5926  
(347) 423-5926 Cell  
CCardinalRule@aol.com  
<https://my.paradym.com/account/tours.aspx>



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