475 Bay Street - For Sale

Stapleton, Staten Island, NY 10304 Development Site



Site Description

Location: Between Wave and Baltic Street

Block / Lot: 488/9

Lot Size: 179' x 280' (Approx.) (Irregular)

Lot SF: 53,500 SF (Approx.)
Current Use: V0 (Vacant Land)

Zoning

Classification: M1-1 Commercial FAR: 1

Commercial BSF: 53,500 SF

Community Facility FAR: 2.4 Community Facility BSF: 128,400 SF

Financials

Assessment: \$317,250 (11/12) **Taxes:** \$51,944 (11/12)

Development Opportunity

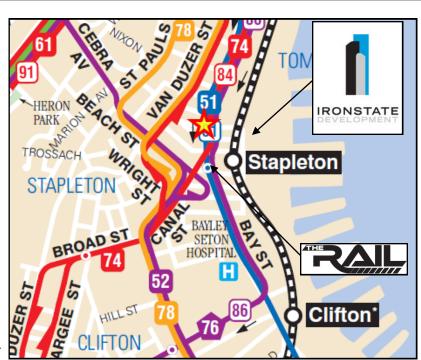
- Zoned for Commercial or Community Use development.
- Sanborn maps indicated that a filling station was once here and there is a chance there may be underground tanks, but the disposition of the suspected tanks is unknown.

Neighborhood Description

- One block from Ironstate's Homeport development. A 7acre, 800 residential unit, mixed-use site which is currently under construction.
- Three blocks from "The Rail". A new mixed used development by BFC Partners, with 91 units and 9,700 square feet of retail.
- New Stapleton Water Front being developed that will be more community-driven.

Transportation

- Walking distance to the Staten Island Railway via the Stapleton station, which is 2 stops away from the Staten Island Ferry.
- Busses S51, S74, S76, S78, S81, S84 and S86 service the area.





ASKING PRICE: \$ 3,950,000

For Further Information, Please Contact Exclusive Sales Team

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