

# 450 Front, Staten Island, NY 10304

## Premium Commercial Investment Opportunity

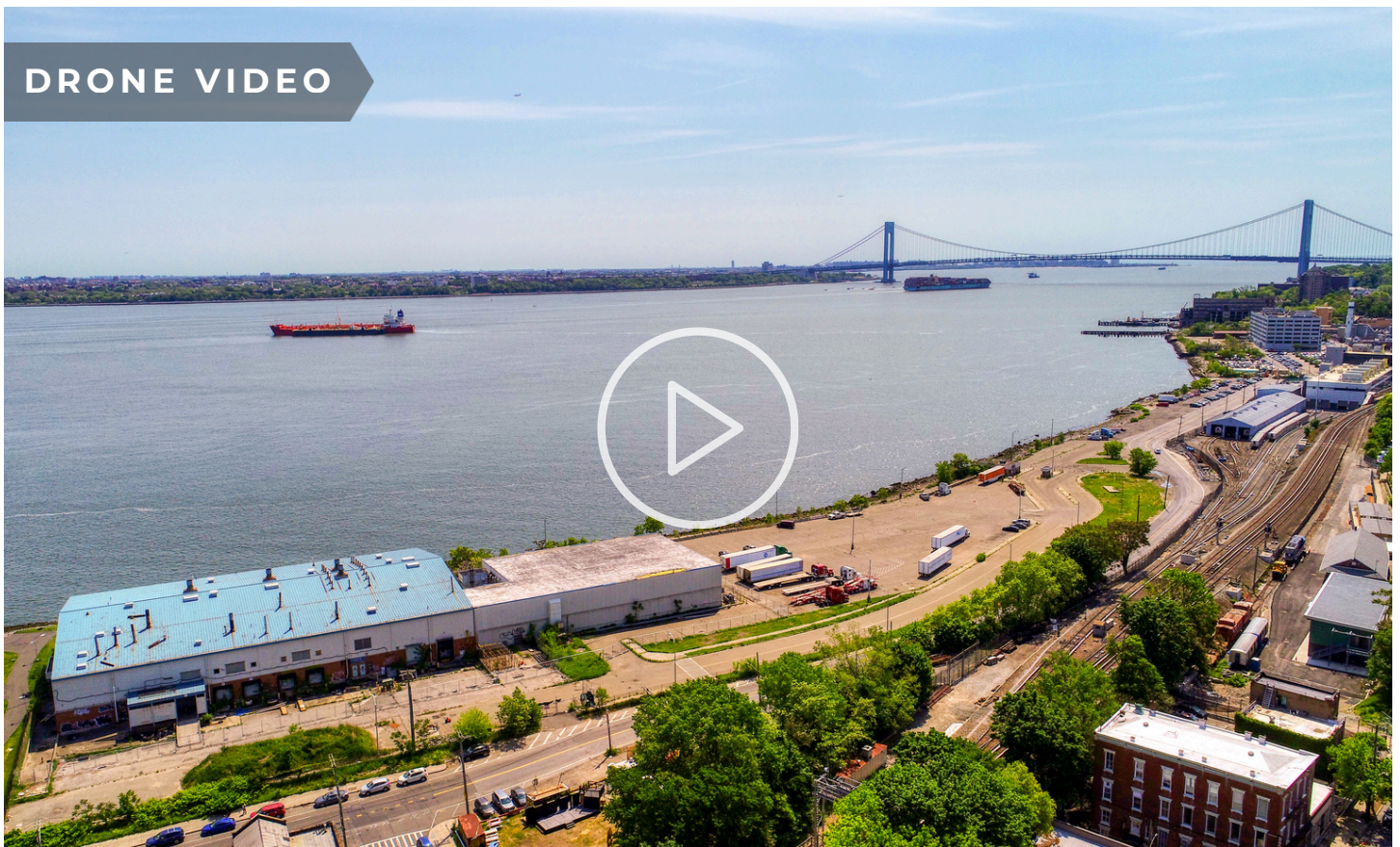
**BOND**  
NEW YORK







AERIAL VIEW



DRONE VIDEO

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# Overview

450 Front Street, Staten Island, NY 10304

## Premium Commercial Investment Opportunity in Stapleton, Staten Island

Welcome to an unparalleled opportunity in the heart of Stapleton, Staten Island – where innovation meets possibility! Presenting an assemblage of 4 lots, 450 Front Street offers investors, business owners and developers endless options.

### Strategic Business Location:

Position your business for success in a location meticulously chosen for its convenience and prominence. This prime commercial property offers unrivaled visibility and accessibility, ensuring your business is at the forefront of the bustling commercial landscape.

### Striking Business Advantages:

- **Flexibility in Design:** The single-story configuration allows for a flexible layout tailored to your business requirements.
- **Zoning Expertise:** Leverage the advantageous C4-2A and SW zoning districts to explore a myriad of business opportunities.
- **Development Potential:** With significant FAR available, take advantage of the untapped potential for expansion and customization.

<b>BUILDING TYPE</b>	Fireproof Warehouse (E1)
<b>UNITS</b>	4
<b>STORIES</b>	1
<b>LOT SQ FT</b>	17,973 sq ft
<b>LOT DIMENSIONS</b>	172.58 ft x 100 ft
<b>BUILDING SQ FT</b>	17,500 sq ft
<b>BUILDING DIMENSIONS</b>	100 ft x 180 ft
<b>ZONING DISTRICTS</b>	CA-2A, SW
<b>RESIDENTIAL FAR</b>	3
<b>COMMERCIAL FAR</b>	3
<b>FACILITY FAR</b>	3
<b>FAR AS BUILT</b>	0.97
<b>ALLOWED USABLE FLOOR AREA</b>	53,919
<b>USABLE FLOOR AREA AS BUILT</b>	17,434
<b>UNUSED FAR</b>	36,485

# Investment Highlights

## 450 Front Street, Staten Island, NY 10304

### Strategic Transportation Accessibility

The property offers superior connectivity, with immediate access to both public and private transportation options. Located minutes from the Staten Island Ferry, Staten Island Expressway, and multiple MTA bus routes, 450 Front Street provides seamless access to Manhattan and the greater New York City metropolitan area, enhancing tenant demand and long-term value.

### Block-Long Asset with Exceptional Frontage

Spanning an entire city block, the property features substantial street frontage and visibility, creating a rare opportunity for large-scale development, flagship retail, or mixed-use programming. The expansive site configuration offers maximum flexibility for a variety of investment strategies.

### Positioned Within a Transformative Growth Corridor

The North Shore waterfront is undergoing a significant revitalization, anchored by major projects including **Urby, Empire Outlets, Lighthouse Point and the New Stapleton Waterfront**. This concentration of new residential, retail, hospitality, and cultural investment is reshaping the area into Staten Island's premier live-work-play destination, supporting sustained rent growth and long-term appreciation.

### The New Stapleton Waterfront Project

An ongoing project which plans to include rental apartments, ancillary commercial space, a public waterfront open space, an infrastructure investment including road reconstruction, bicycle and pedestrian paths, and improved connections to mass transit and new parking for residents and visitors.

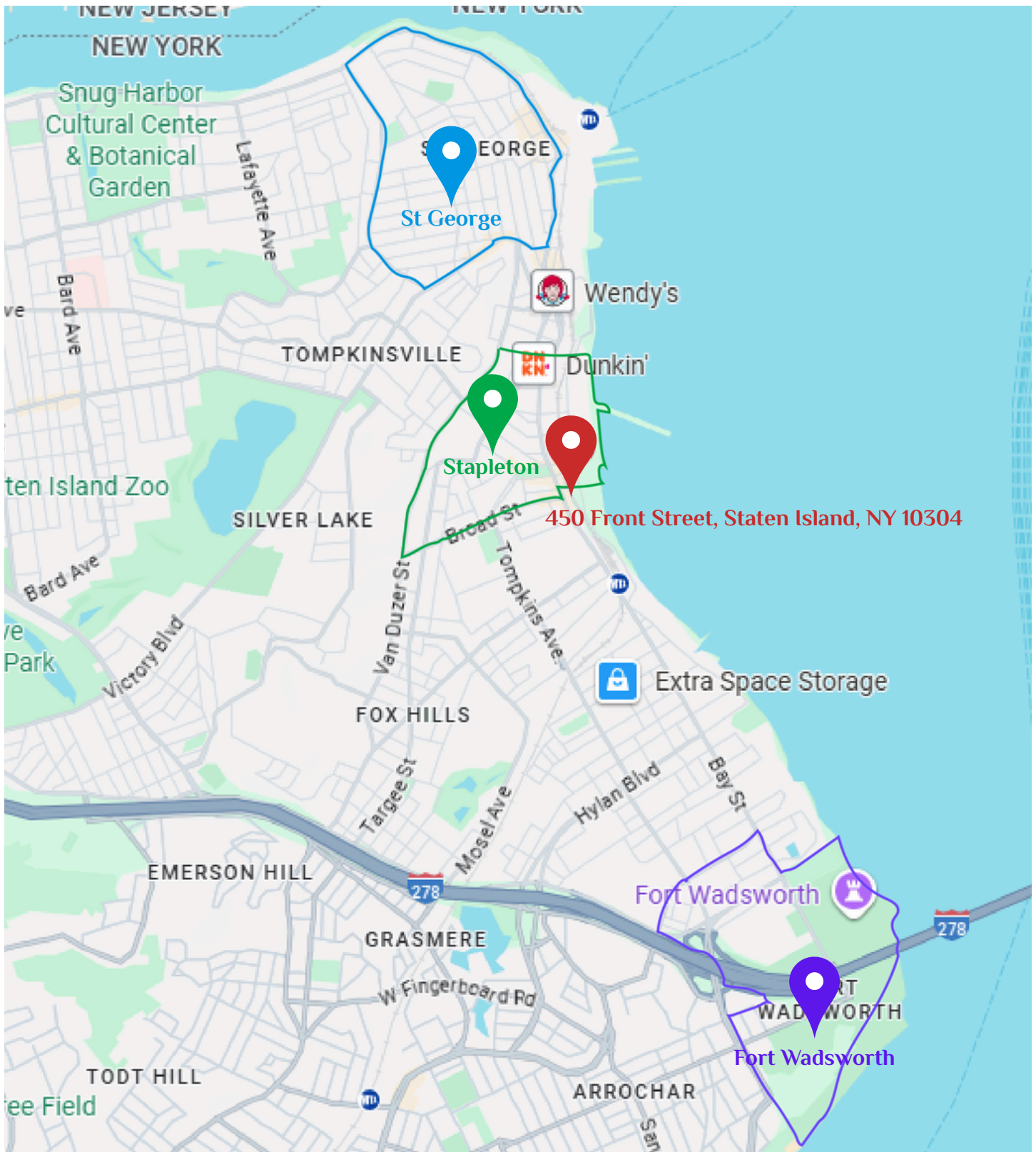
### Strong Local Market Dynamics

Staten Island's North Shore is attracting new residents, retailers, and businesses as the area continues to grow and modernize. With increased housing demand, improving retail activity, and major public investment in infrastructure and the waterfront, 450 Front Street is well-positioned to benefit from long-term neighborhood growth and rising property values.



# Points of Interest

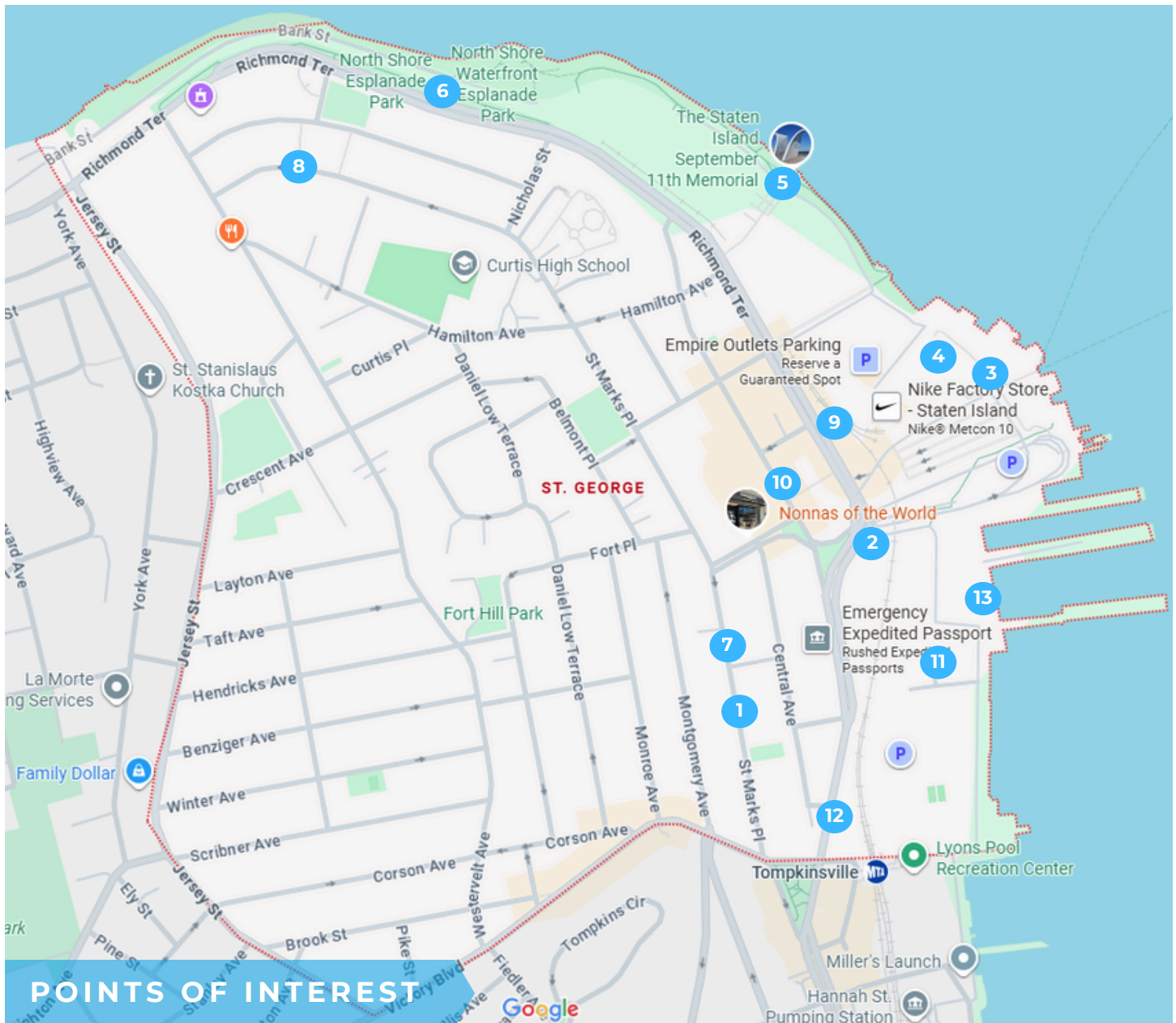
## 450 Front Street, Staten Island, NY 10304





# Points of Interest - St. George

## 450 Front Street, Staten Island, NY 10304

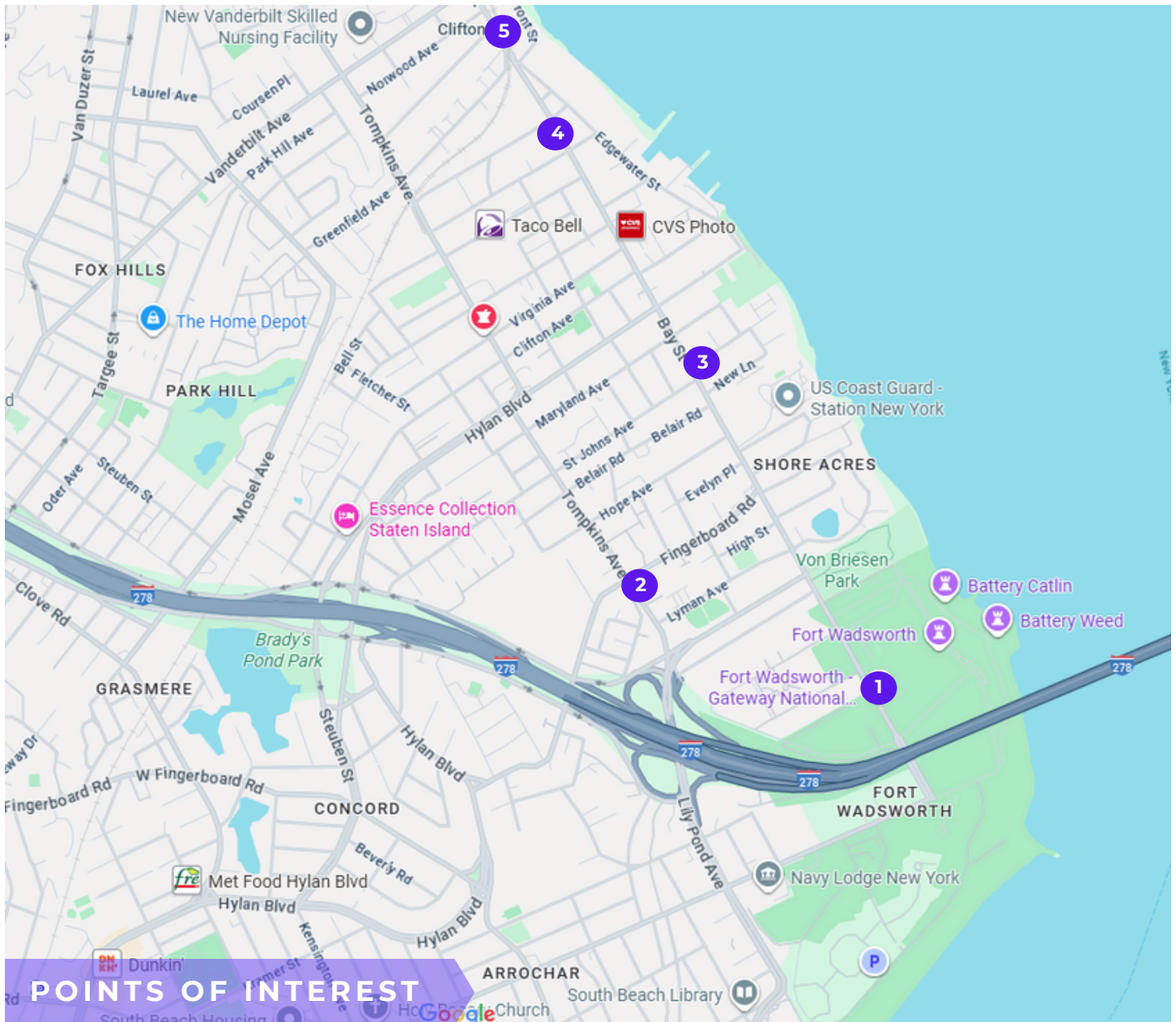


- |  |  |
|--|--|
| <b>1</b> BOTA SUPPER CLUB                      | <b>8</b> ST PETERS CHURCH              |
| <b>2</b> LIGHTHOUSE POINT (NEW DEVELOPMENT)    | <b>9</b> EMPIRE OUTLETS                |
| <b>3</b> ST GEORGE FERRY                       | <b>10</b> NONNA'S OF THE WORLD         |
| <b>4</b> ST GEORGE TRAIN STATION               | <b>11</b> THE ACCOLADE - CONDO COMPLEX |
| <b>5</b> STATEN ISLAND SEPTEMBER 11TH MEMORIAL | <b>12</b> POINTE CONDOMINIUMS          |
| <b>6</b> NORTH SHORE WATERFRONT ESPLANADE PARK | <b>13</b> NATIONAL LIGHTHOUSE MUSEUM   |
| <b>7</b> RICHMOND COUNTY SUPREME COURT         |  |



# Points of Interest - Fort Wadsworth

450 Front Street, Staten Island, NY 10304

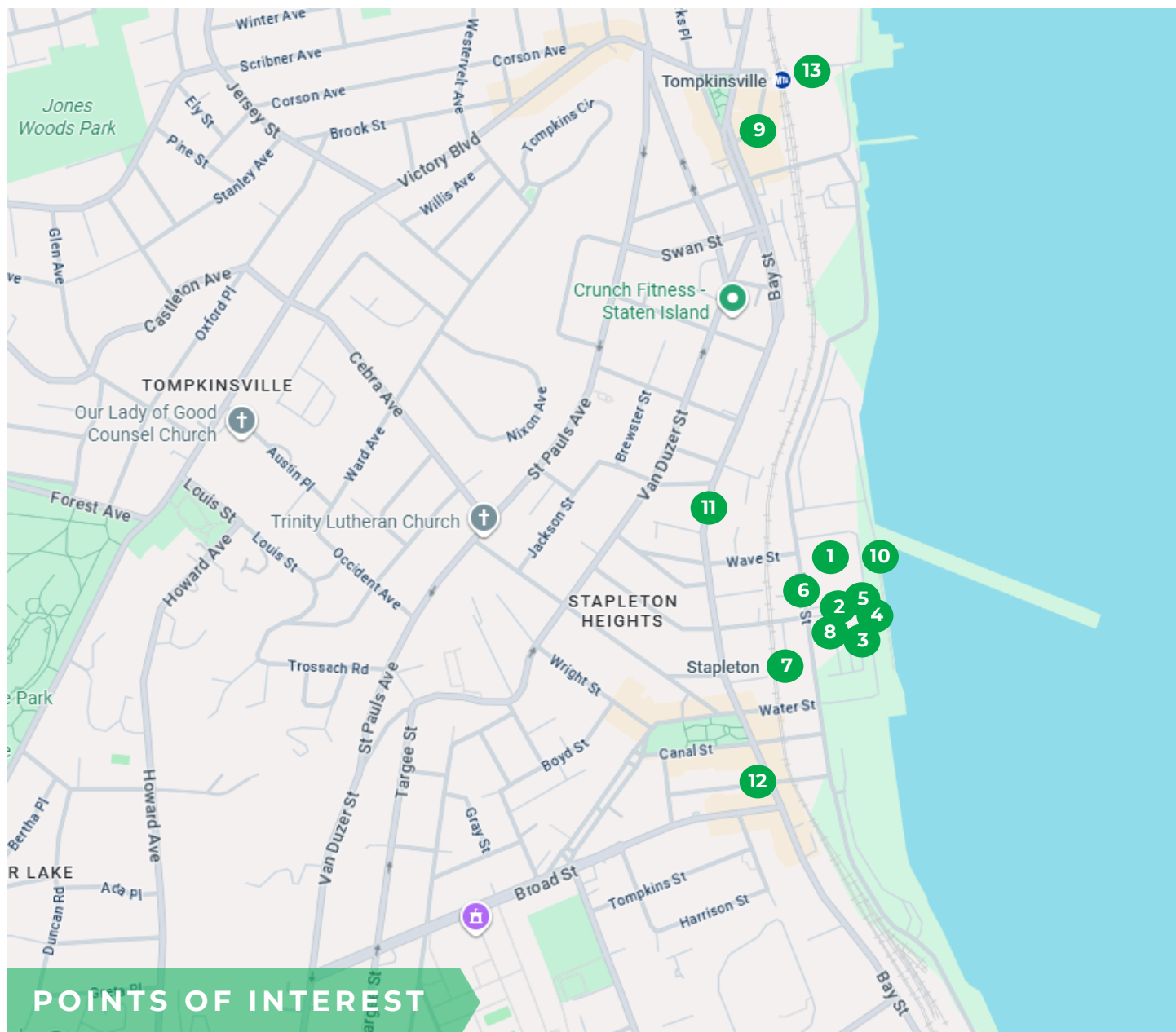


- 1 GATEWAY NATIONAL RECREATION AREA
- 2 DA NO
- 3 DON CHEECH
- 4 SOFIA'S TAQUERIA
- 5 CLIFTON TRAIN STATION



# Points of Interest - Stapleton

## 450 Front Street, Staten Island, NY 10304



- 1 STATEN ISLAND URBAN APARTMENTS
- 2 AMERICANO CAFE
- 3 MARBELLA MEDITERRANEAN RESTAURANT
- 4 PASTAVINO
- 5 BLUE PEARL
- 6 SEPPE PIZZA BAR
- 7 STAPLETON TRAIN STATION

- 8 GELATERRA
- 9 THE FLAGSHIP BREWING COMPANY
- 10 STAPLETON WATERFRONT PARK
- 11 THE PEARL (NEW DEVELOPMENT)
- 12 LAKRUWANA RESTAURANT
- 13 LYONS POOL RECREATION CENTER





# Neighborhood Overview

## 450 Front Street, Staten Island, NY 10304

Stapleton is an emerging neighborhood in Staten Island, attracting a diverse range of businesses including restaurants, cafes, and an apartment complex nearby. Benefit from the strategic location, proximity to key transport links, and a burgeoning community that sets the stage for sustained success.

Minutes away from the Stapleton train station, 10-15 minutes to St George Ferry on the train, and about 5 minutes to the Verrazano Bridge, providing easy access to Brooklyn and Manhattan. 450 Front Street isn't just a property; it's a strategic investment in your business's future.

Seize the opportunity to establish your brand in Stapleton's dynamic commercial landscape. Act decisively to secure this prime space and position your enterprise for lasting success!



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# Income & Rent Roll

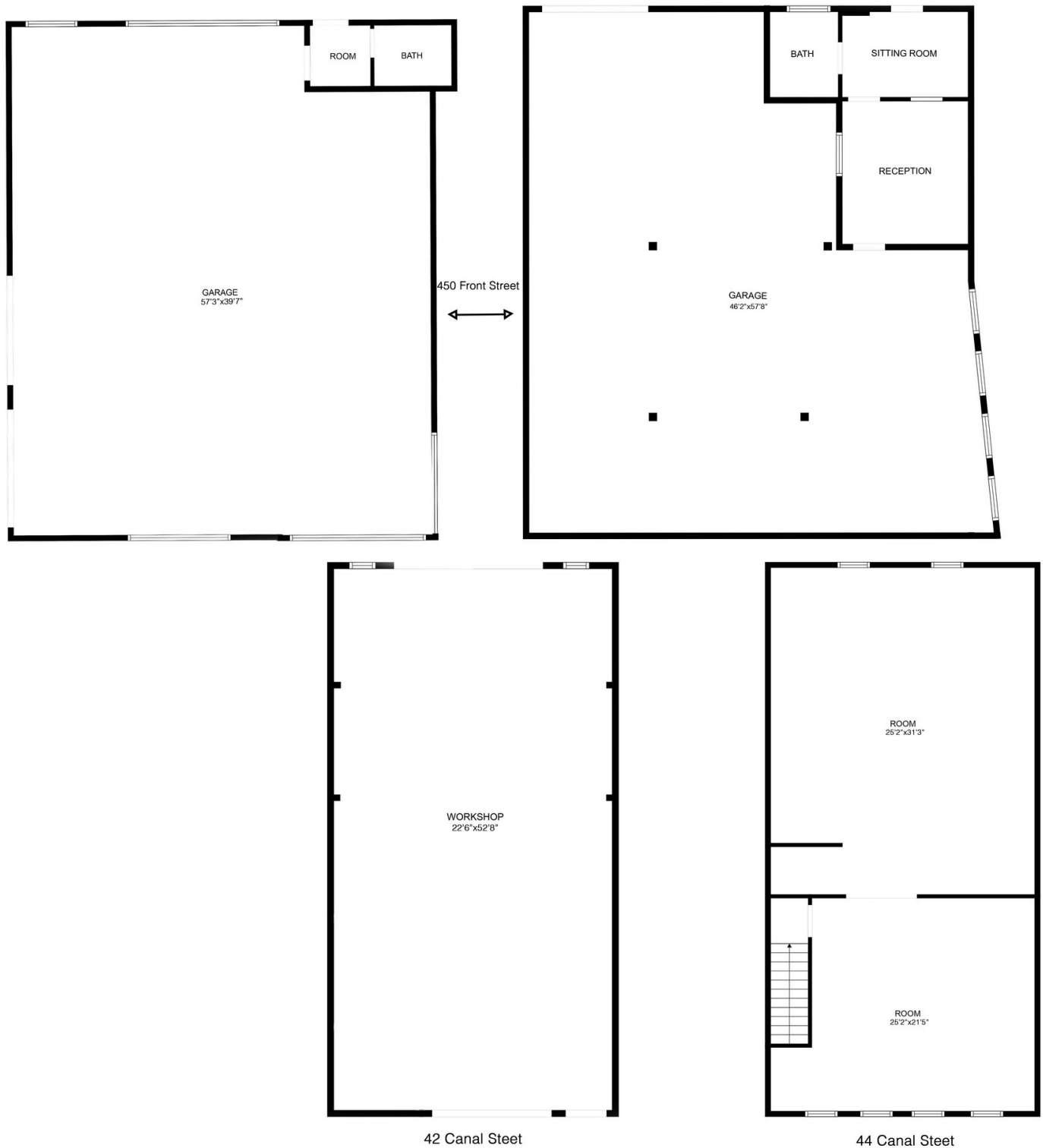
## 450 Front Street, Staten Island, NY 10304

PROPERTY	LEASE/SECURITY	RENT
<b>440 Front Street (Block 494, Lot 30)</b>		
Eco Island Redemption	New Lease Effective 2/1/24 (5 years)	\$8,000
450 Front Street (Unit E)	No Lease	\$3,000
4 Guys Auto Body, Inc. Juan Sanchez, 929-233-4850		
450 Front Street (Unit A&B)	No Lease	\$5,471
Staten Island MakerSpace (non-profit) Scott Van Campen, 718-273-3951		
450 Front Street (Unit C)	No Lease	\$2,270
Albos Auto Repair Peter		
<b>44 Canal Street (Block 494, Lot 18)</b>		
Titanium Construction Services, Inc. Tony O'Donnell, 917-439-9479 <i>(Pays rent 3 months at a time, post dates checks)</i>	No Lease	\$1,450
<b>42 Canal Street (Block 494, Lot 19)</b>		
Gotham City Repair Angel Carde, 347-468-4135	No Lease	\$1,680
<b>36 Canal Street (Block 494, Lot 21)</b>		
Xtreme Body & Fender Vinnie (Tow Truck Co), 917-715-0500 Leases driveway & building (pick-up rent at Styland Collision 350 Front Street)	No Lease	\$2,100
		<b>\$23,971</b>



# Floorplans

450 Front Street, Staten Island, NY 10304





# DOB Property Profile Overview

450 Front Street, Staten Island, NY 10304

450 FRONT STREET STATEN ISLAND 10304

BIN# 5106813

FRONT STREET	150 - 150	Health Area	700	Tax Block	494
FRONT STREET	450 - 450	Census Tract	6	Tax Lot	30
FRONT STREET	450 A - 450 A	Community Board	501	Condo	NO
FRONT STREET	450 B - 450 B	Buildings on Lot	2	Vacant	NO
FRONT STREET	450 C - 450 C				
FRONT STREET	450 E - 450 E				

**Cross Street(s):** CANAL STREET, THOMPSON STREET

**DOB Special Place Name:**

**DOB Building Remarks:**

**Landmark Status:**

**Local Law:** NO

**SRO Restricted:** NO

**UB Restricted:** NO

**Environmental Restrictions:** HAZMAT/NOISE

**Legal Adult Use:** NO

**Special Status:** N/A

**Loft Law:** NO

**TA Restricted:** NO

**Grandfathered Sign:** NO

**City Owned:** NO

**Additional BINs for Building:** NONE

**HPD Multiple Dwelling:** NO

**Special District:** SW - STAPLETON WATERFRONT

**This property is located in an area that may be affected by the following:**

**Tidal Wetlands Map Check:** NO

**Freshwater Wetlands Map Check:** NO

**Coastal Erosion Hazard Area Map Check:** NO

**Special Flood Hazard Area Check:** YES

**Department of Finance Building Classification:** E1-WAREHOUSE

[View Full Property Profile Overview Here.](#)



# DOB Property Profile Overview

44 Canal Street, Staten Island, NY 10304

44 CANAL STREET STATEN ISLAND 10304

BIN# 5013223

CANAL STREET	44 - 44	Health Area	700	Tax Block	494
		Census Tract	6	Tax Lot	18
		Community Board	501	Condo	NO
		Buildings on Lot	1	Vacant	NO

**Cross Street(s):** FRONT STREET, STATEN ISLAND RAILWAY LINE

**DOB Special Place Name:**

**DOB Building Remarks:**

**Landmark Status:**

**Local Law:** NO

**SRO Restricted:** NO

**UB Restricted:** NO

**Environmental Restrictions:** HAZMAT/NOISE

**Legal Adult Use:** NO

**Special Status:** N/A

**Loft Law:** NO

**TA Restricted:** NO

**Grandfathered Sign:** NO

**City Owned:** NO

**Additional BINs for Building:** NONE

**HPD Multiple Dwelling:** NO

**Special District:** SW - STAPLETON WATERFRONT

**This property is located in an area that may be affected by the following:**

**Tidal Wetlands Map Check:** NO

**Freshwater Wetlands Map Check:** NO

**Coastal Erosion Hazard Area Map Check:** NO

**Special Flood Hazard Area Check:** YES

**Department of Finance Building Classification:** E1-WAREHOUSE

[View Full Property Profile Overview Here.](#)

# DOB Property Profile Overview

42 Canal Street, Staten Island, NY 10304

42 CANAL STREET STATEN ISLAND 10304

BIN# 5013224

CANAL STREET	42 - 42	Health Area	700	Tax Block	494
		Census Tract	6	Tax Lot	19
		Community Board	501	Condo	NO
		Buildings on Lot	1	Vacant	NO

**Cross Street(s):** FRONT STREET, STATEN ISLAND RAILWAY LINE

**DOB Special Place Name:**

**DOB Building Remarks:**

**Landmark Status:**

**Local Law:** NO

**SRO Restricted:** NO

**UB Restricted:** NO

**Environmental Restrictions:** HAZMAT/NOISE

**Legal Adult Use:** NO

**Special Status:** N/A

**Loft Law:** NO

**TA Restricted:** NO

**Grandfathered Sign:** NO

**City Owned:** NO

**Additional BINs for Building:** NONE

**HPD Multiple Dwelling:** NO

**Special District:** SW - STAPLETON WATERFRONT

**This property is located in an area that may be affected by the following:**

**Tidal Wetlands Map Check:** NO

**Freshwater Wetlands Map Check:** NO

**Coastal Erosion Hazard Area Map Check:** NO

**Special Flood Hazard Area Check:** YES

**Department of Finance Building Classification:** E1-WAREHOUSE

[View Full Property Profile Overview Here.](#)



# DOB Property Profile Overview

36 Canal Street, Staten Island, NY 10304

36 CANAL STREET STATEN ISLAND 10304

BIN# 5013225

CANAL STREET	36 - 36	Health Area	700	Tax Block	494
		Census Tract	6	Tax Lot	21
		Community Board	501	Condo	NO
		Buildings on Lot	1	Vacant	NO

**Cross Street(s):** FRONT STREET, STATEN ISLAND RAILWAY LINE

**DOB Special Place Name:**

**DOB Building Remarks:**

**Landmark Status:**

**Local Law:** NO

**SRO Restricted:** NO

**UB Restricted:** NO

**Environmental Restrictions:** HAZMAT/NOISE

**Legal Adult Use:** NO

**Special Status:** N/A

**Loft Law:** NO

**TA Restricted:** NO

**Grandfathered Sign:** NO

**City Owned:** NO

**Additional BINs for Building:** NONE

**HPD Multiple Dwelling:** NO

**Special District:** SW - STAPLETON WATERFRONT

**This property is located in an area that may be affected by the following:**

**Tidal Wetlands Map Check:** NO

**Freshwater Wetlands Map Check:** NO

**Coastal Erosion Hazard Area Map Check:** NO

**Special Flood Hazard Area Check:** YES

**Department of Finance Building Classification:** G2-GARAGE/GAS STAT'N

[View Full Property Profile Overview Here.](#)



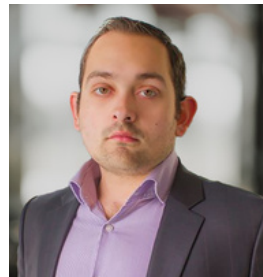


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