



OFFERING MEMORANDUM

# OFFICE/INDUSTRIAL FOR SALE

148 LYNHURST AVE  
STATEN ISLAND, NY

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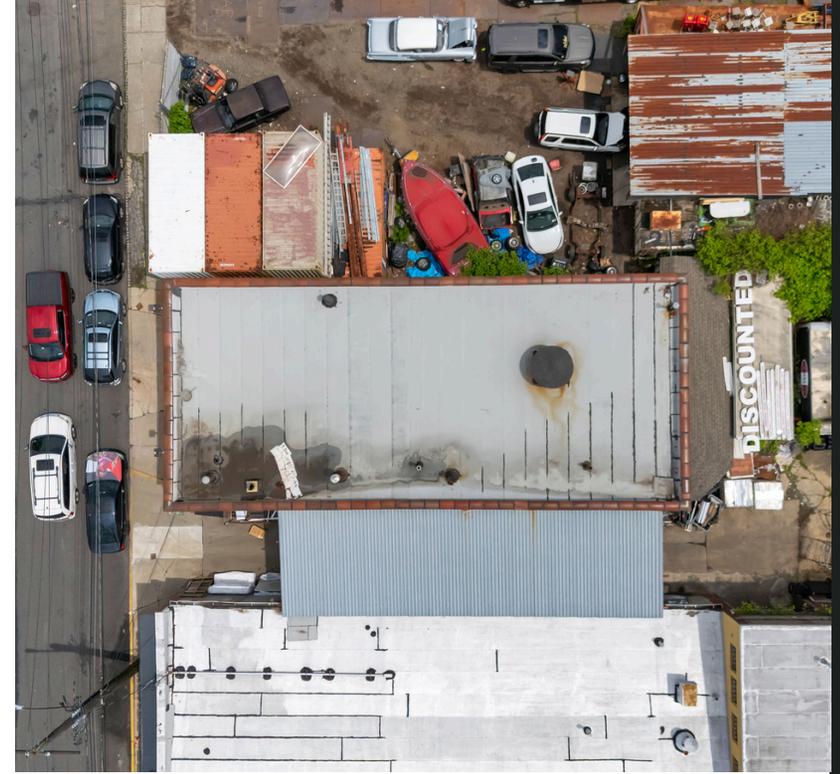
**ASKING PRICE:**  
**\$949,999**

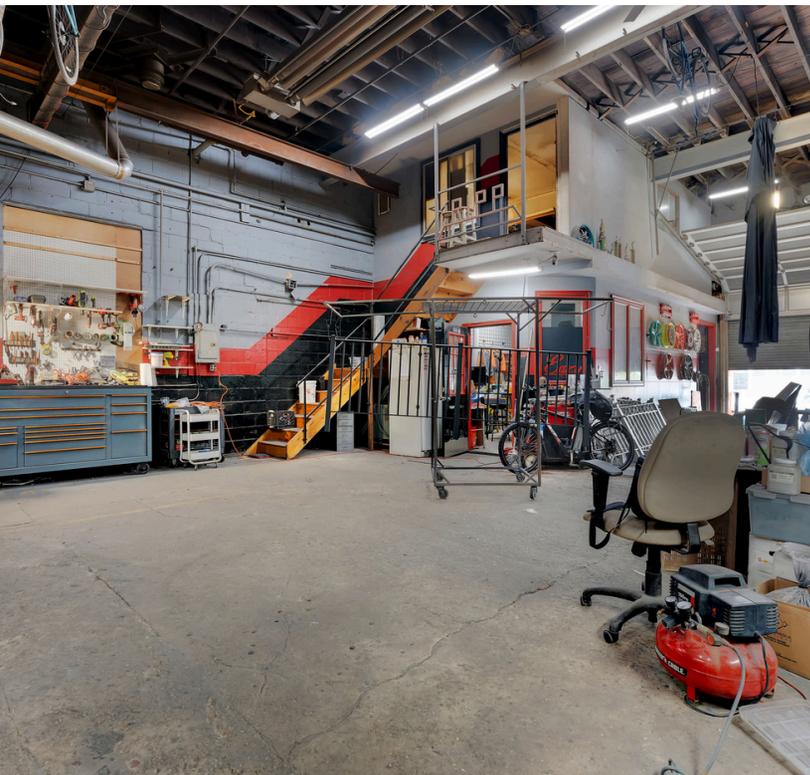
**THE NIXON**  
TEAM  
PREREAL.COM



# THE OFFERING

<b>PROPERTY ADDRESS</b>	<b>148 LYNHURST AVE</b>
GFA	2,998 SF
LOT SIZE	2,656 SF
ZONING	M3-1
BUILT	1930
LOT/BLOCK	25/2844
TAXES	\$10,085





# PROPERTY SUMMARY

Position your business in one of **Staten Island's most active commercial corridors** with this versatile light industrial building at 148 Lynhurst Avenue. Deliverable vacant, this cinderblock facility is ideal for contractors, fabricators, light manufacturers, or any operator seeking functional shop space in a high-demand area.

The interior offers 18' clear ceiling height, wide-open work zones, and a clean, owner-occupied setup ready for immediate use. Power infrastructure includes 600-amp service, overhead radiant heat, and an installed 4,000 CFM exhaust system, making it suitable for welding, light spray operations, or equipment-based businesses.

Additional features include a 12' roll-down entry, 225 SF front office, and mezzanine-level workspace above for added administrative or light assembly use. With flexible M3-1 zoning, this asset accommodates a wide range of industrial, storage, and specialized applications.

## Property Highlights:

- Zoning: M3-1
- Ceiling Height: 18 feet clear
- Roll-Down Entry: 12-foot steel gate
- Garage Door: 12-foot glass panel overhead, high clearance
- Awning + secure front entry with roll-down gate
- Office: 225 SF ground level + 225 SF mezzanine

# DEMOGRAPHICS



## POPULATION

1 MILE	3 MILE	5 MILE
45,629	265,077	954,937



## AVERAGE HOUSEHOLD INCOME

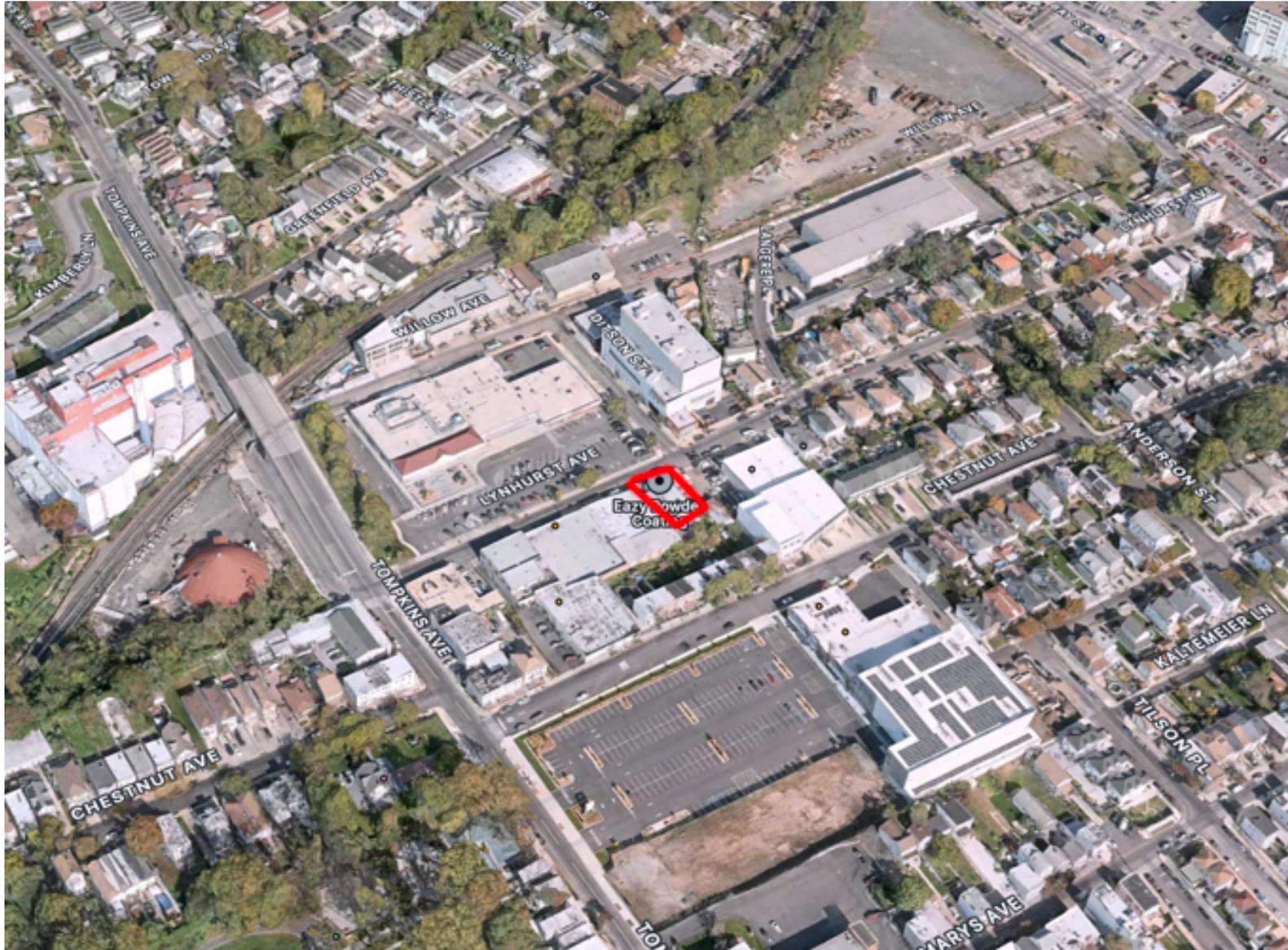
1 MILE	3 MILE	5 MILE
\$93,100	\$122,677	\$108,777



## NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
15,548	99,255	323,774

# LOCATION SUMMARY



# IMPORTANT DISCLOSURES

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pre Real Real Estate and it should not be made available to any other person or entity without the written consent of Pre Real Real Estate.

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The information contained herein is not a substitute for a thorough due diligence investigation. Pre Real Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Pre Real Real Estate has not verified, and will not verify, any of the information contained herein, nor has Pre Real Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





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