

**Listing courtesy of:**

**2601081 Commercial**

**1230 Bay St, Staten Island, NY 10305**

**LP: \$1,775,000**



**Sale/Lease:** Sale  
**Area:** Rosebank  
**County:** Richmond  
**Condition:** Excellent  
**Construction:** Concrete Block  
**Lease Purchase:** No  
**Lot Size SqFt:** 2,500  
**Lot Dim:** 25x100  
**# of Parking Spaces:** 2  
**Sprinklers:** No  
**Taxes:** \$16,200  
**Tax Abated:** No  
**Parcel ID:** 02857-0020  
**Block:** 02857  
**Lot:** 0020

**Sub-Type:** Mixed Use  
**Offered at \$/SqFt:**  
**List Type:** Exclusive Agency  
**Year Built:** 2024  
**Building Total SqFt:** 3,750  
**Building Available SqFt:** 3,750  
**Retail Available SqFt:** 1,250  
**Warehouse Available SqFt:** 0  
**# of Buildings:** 1  
**Gross Income:**  
**Total Expense:**  
**Net Income:**  
**Zoning:** R3A/C1-2  
**Use Restrictions:**  
**CofO:** Yes  
**Lease Length:**  
**Offered Lease Term Info:**

**Showing Instructions:** Call Agent; Call Office

**Remarks:** Introducing a state-of-the-art, newly constructed mixed-use building in a prime, high-visibility location on Bay Street in Staten Island. This exceptional property offers a rare opportunity for investors and end users alike. The upper levels features two-2 bedroom apartments, 1,250 sq ft each thoughtfully designed with an open-concept layout and soaring high ceilings that create a bright, modern living space. Both units include brand-new appliances, beautifully finished bathrooms, washer and dryer hookups, and energy-efficient split-system heating and air conditioning throughout the entire building. The ground level offers 1,250 square feet of commercial space with impressive high ceilings and a full bathroom—ideal for retail, office, medical, or professional use. A staircase leads to a full walk-out basement 1,500 sq ft providing additional flexible space with direct rear access. The building comes with 2 private parking spaces. The total building sq footage is 3,750 with an additional 1,500 sq footage in the basement. Don't miss this unique opportunity to own a modern, income-producing mixed-use property in one of Staten Island's most active commercial districts.

**Sewer:** City **Electric:** 220 **Heat Source:** Electric **Heat System:** Other **Garage Capacity:**  
**# of A/C Units:** 4 **Gas Meters:** None **Electric Meters:** Individual **Air Conditioner:** Units **# of Non-Conform Units:** 0  
**# of Residential Units:** 2 **# of Commercial Units:** 1 **# of Mfg Units:** 0 **# of Medical Units:** 0 **Parking:** Assigned  
**Features:** Office; Retail  
**Expenses Include:**  
**Garage Location:** None

**Gas Available:** **Elec Available:** **Raw Land:** **Survey:** **Building Approved:** **Septic Approved:**  
**Use Restrictions:**  
**UnitLevel# RoomsBedBath**

**Owner Finance:** No  
**List Price Sqft:** \$473.33

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