

FOR SALE

Development Site - 134,071 Square Feet/3.08 Acres
460 New Dorp Lane, Staten Island, NY



GE Grace & Company, Inc.,
as exclusive agent, is pleased to offer
460 New Dorp Lane
(Block 3960, Lot 350) for sale:



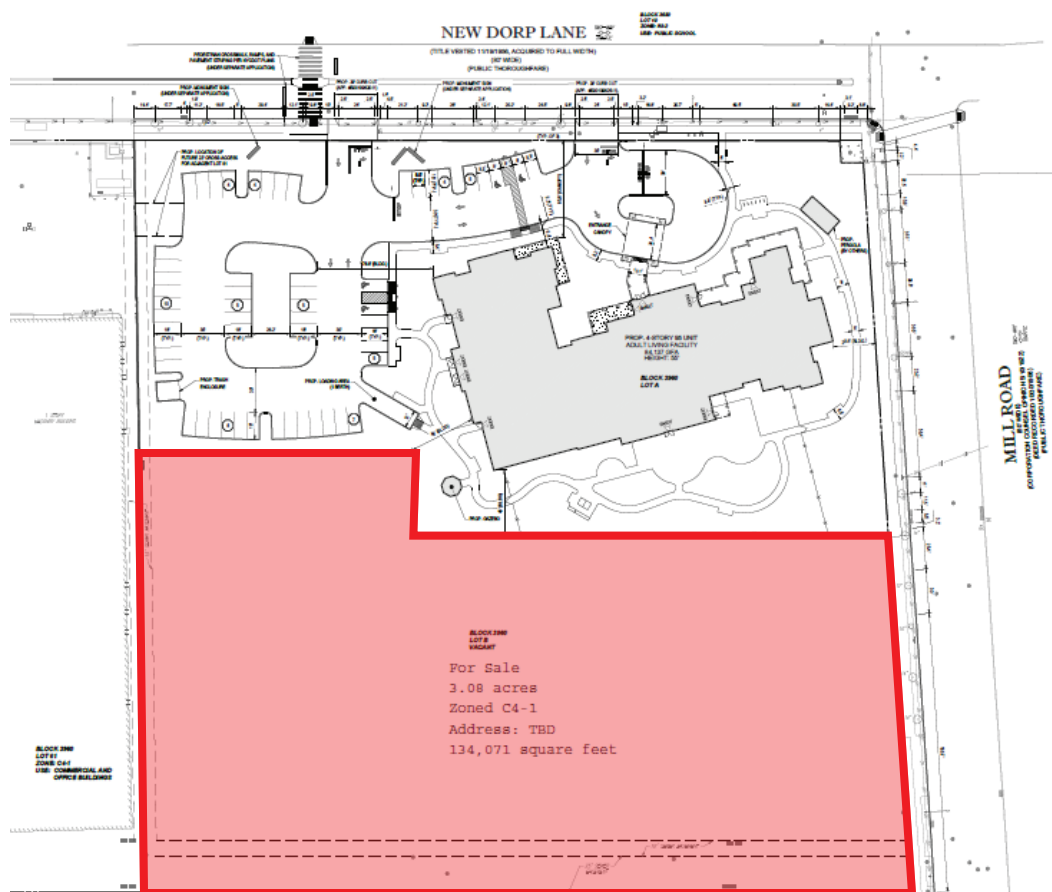
FOR MORE INFORMATION, PLEASE CONTACT:

George E. Grace
646-312-6800
Grace@GEGrace.com
G.E. Grace & Company, Inc.
NYS Licensed Real Estate Brokers

One-half of one full commission in accordance with our principal's schedule of rates and commissions will be paid, when received by us, to the procuring broker who, having executed and delivered our brokerage agreement to us, (i) consummates a sale, but only if, as and when title passes, or (ii) consummates a lease or sublease which has been executed by both the landlord and tenant, approved as required, and duly consented by the over landlord in the event of a sublease. This writing does not constitute, and shall not be construed as, an employment, and no commission shall be deemed earned, due or payable unless and until a sale, lease or sublease (as the case may be) is fully consummated. Our principal's schedule for rates and conditions is available upon request. Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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Location: Just off the corner of New Dorp Lane on Mill Road, near Hylan Boulevard. On the same block where the new \$150M entertainment and development project, The Boulevard was completed. It is adjacent to a brand new elegantly designed Sunrise Senior Living assisted living facility.

Lot SF: 3.08 Acres (134,071 sf)

Zoning: C4-1 (R-5 equivalent, requires special permit for residential; no retail)

Preferred Uses: Multi-family residential, ambulatory diagnostic and health care facilities, schools, childcare facilities, religious, nonprofit program space or recreational facilities.

Area offers immediate access to Gateway National Parks' Miller Field and is a short walk to the ocean. It is close to the Staten Island Rapid Transit and express bus service to Manhattan. The location makes this an ideal location for multiple uses

Price: \$7,500,000 (\$56 per square foot of land)
Subject to mutually agreeable terms and conditions.

GE GRACE
COMMERCIAL REAL ESTATE

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