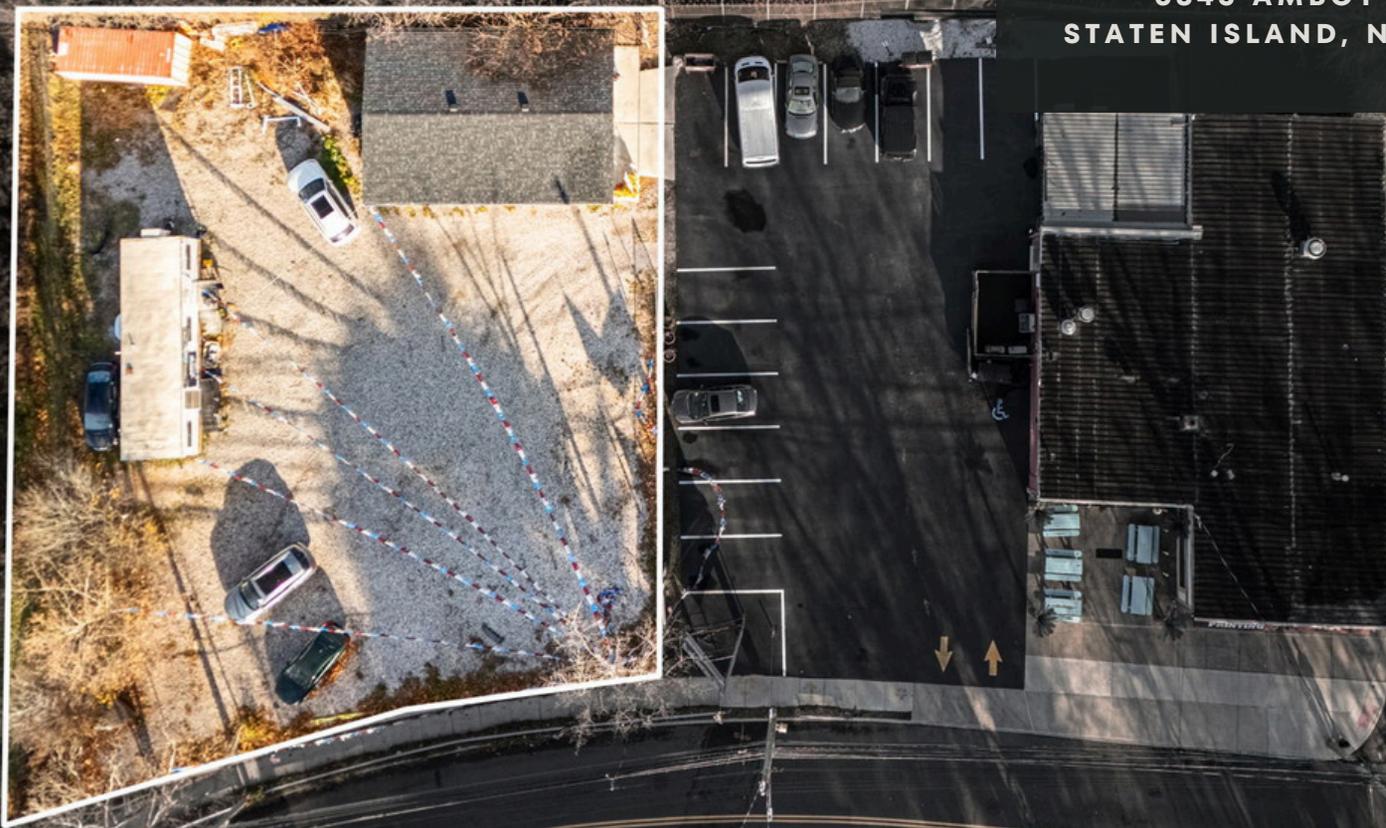


OFFERING MEMORANDUM

STRAIGHTFORWARD
REDEVELOPMENT
OPPORTUNITY

6845 AMBOY RD
STATEN ISLAND, NY 10309



ROB NIXON
718-866-8683
ROB@PREREAL.COM

JOSEPH GALLO
929-225-3601
JOE@PREREAL.COM



THE OFFERING

PROPERTY ADDRESS	6845 Amboy Rd
ASKING PRICE	1,250,000
LOT SIZE	12,493 SF
SUB-TYPE	Commercial/Land/Lot
ZONING	R3X



PROPERTY OVERVIEW

Introducing 6845 Amboy Road, a 12,493 SF vacant lot situated in Tottenville on Staten Island's South Shore — a straightforward redevelopment opportunity in one of the borough's most established low-density residential neighborhoods.

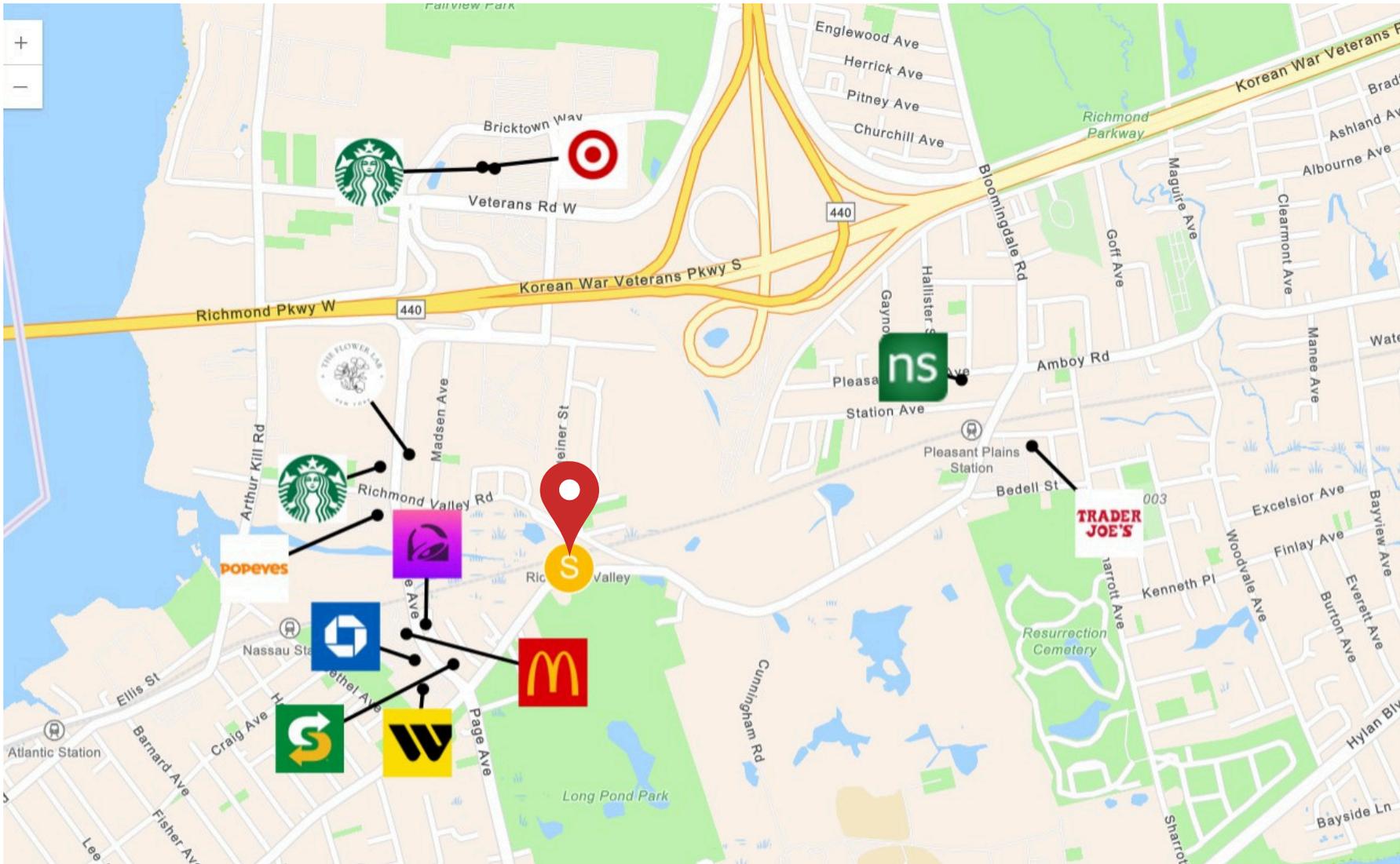
The parcel is zoned R3X, NYC's low-density detached residential designation. R3X requires a minimum lot size of 3,800 SF per buildable lot, meaning this 12,493 SF site has the potential to support up to three conforming lots — each entitled for a new single-family detached home. R3X is essentially the zone that keeps a neighborhood feeling like a neighborhood: wider lots, required setbacks, no attached or semi-detached housing. New construction in this zone commands strong resale pricing because buyers pay a premium for space and consistency.

Gas, electric, and city sewer are all confirmed available at the site. A survey is on file.

The property is being offered as a whole or as individual lots — giving flexibility to a single developer or multiple buyers looking to build independently.



LOCATION SUMMARY



PROPERTY SURVEY

"ANY ALTERATION, ADDITION OR DELETION TO THIS SURVEY NOT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW."
 THIS COMES FROM THE ORIGINAL OF THIS SURVEY BEARING AN ORIGINAL OF THE LAND SURVEYOR'S PROFESSIONAL SEAL SHALL BE CONSIDERED TO BE VALID FOR ALL PURPOSES.
 REPRODUCTION OF THIS SURVEY WITHOUT THE SURVEYOR'S PROFESSIONAL SEAL IS A VIOLATION OF SECTION 209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.
 THIS CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, UNDERWRITER, BROKER OR OTHER INTERESTED PARTY HEREON AND TO THE AGENTS OF THE LICENSED INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO THE BOROUGH OF STATEN ISLAND, AS ESTABLISHED BY THE U.S. COAST & GEODETIC SURVEY BOUNTY SYSTEM.
 ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

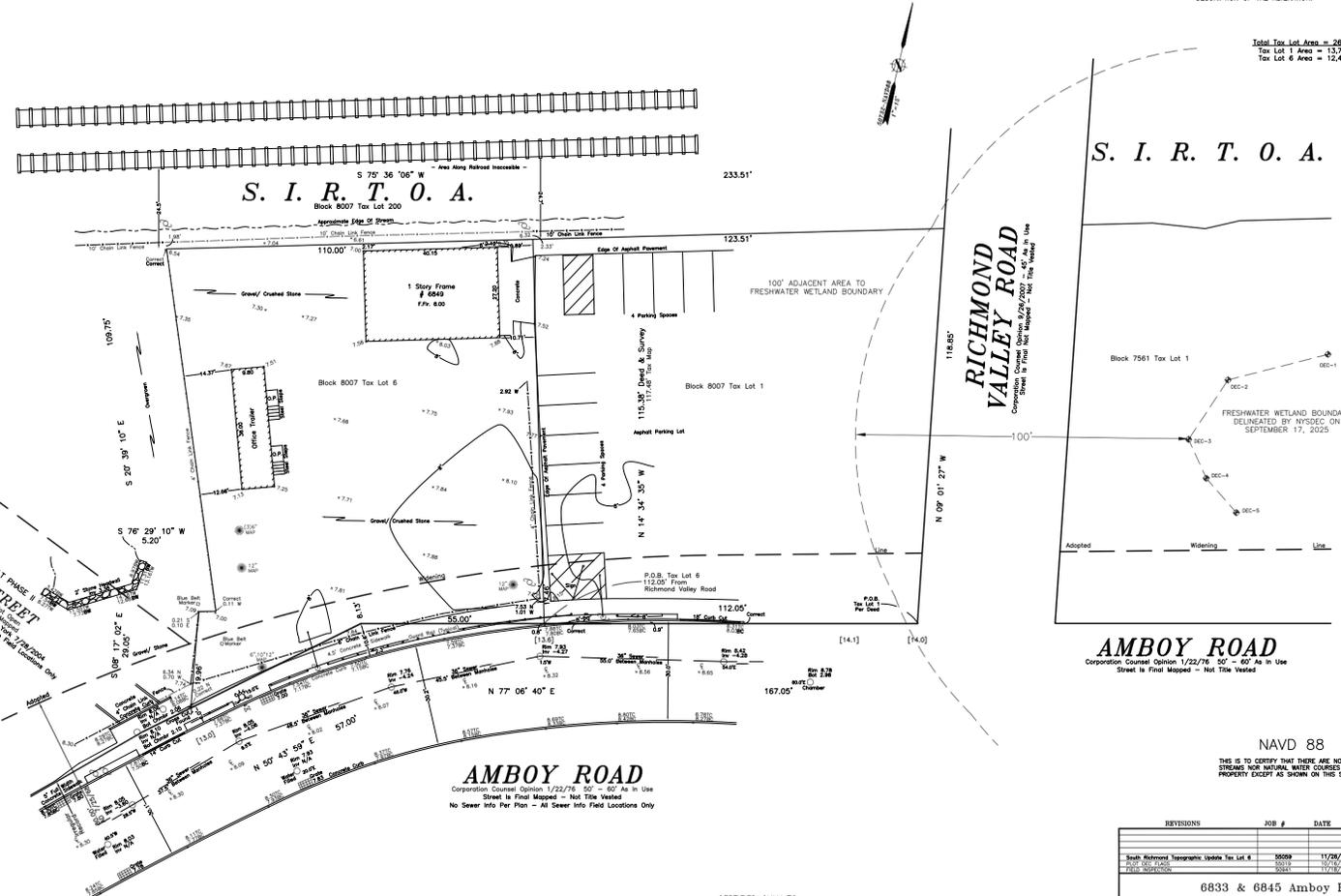
LEGAL GRADES SHOWN THUS: (X.X)
 EXISTING GRADES SHOWN THUS: (X.X)
 PROPOSED GRADES SHOWN THUS: (X.X)
 GROUND ELEVATIONS SHOWN THUS: (X.X)

NOTE:
 THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF SURVEY MADE ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

Note: The property shown on this survey is within the Fresh Water Wetland "Red Line". This is an area around the mapped wetland in which the actual wetland may occur. If you are proposing a project that may encroach into the wetland, you should consult with the relevant DEC office to make sure you show the actual wetland boundary. If necessary, they may issue a "Wetland" permit and require a field inspection to be made to determine if the wetland is the required 100-foot buffer zone.

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 ALL RIGHTS RESERVED
 IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.
 IF AN ITEM BEARING THE PROFESSIONAL SEAL OF THE LICENSED LAND SURVEYOR IS ALTERED, THE ALTERING LAND SURVEYOR SHALL AFFIX TO HIS ITEM HIS SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Total Tax Lot Area = 28,266 Sq. Ft.
 Tax Lot 1 Area = 13,768 Sq. Ft.
 Tax Lot 6 Area = 12,498 Sq. Ft.



Map of Survey
 Tottenville
 October 6, 2022
 Tax Lots 1 & 6
 Tax Block 8007
 Filed Map Block
 Filed Map
 Deed Schedule A
 Borough of Staten Island
 County of Richmond
 New York, NY

UTILITY NOTE:
 The Underground Utility Information Shown Hereon is One of Several Possible Interpretations of the Record Data as Provided By the Respective Utility Companies. Rogers Surveying, PLLC Assumes No Responsibility For the Actual Location, Size and Depth of Any Utility Lines. The Location and Depth of All Underground Utilities Must Be Verified With the Respective Utility Prior to Any Design and Construction or Excavation.

AMBOY ROAD
 Corporation Counsel Opinion 1/22/78: 50' - 60' As in Use
 Street is Final Mapped - Not Titled Vested
 No Sewer Info Per Plan - All Sewer Info Field Locations Only

AMBOY ROAD
 Corporation Counsel Opinion 1/22/78: 50' - 60' As in Use
 Street is Final Mapped - Not Titled Vested

NAVD 88
 THIS IS TO CERTIFY THAT THERE ARE NO VISUAL STRAINS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.

CERTIFIED ONLY TO:



REVISIONS	JOB #	DATE	PL. / PG.
South Richmond Topographical Update, Tax Lot 6	50098	11/28/25	PL01
FIELD REVISIONS	50011	11/18/25	PL01

6833 & 6845 Amboy Road
 Staten Island, New York

Drafted by: FL	ROGERS SURVEYING, PLLC 2420 Arthur Kill Road Staten Island, N.Y. 10309	Date: 10/6/22
Checked by: DD	www.rogerssurveying.net	Scale: 1" = 15'
Dwg. File: 50733-NAVDB8		Job No.: 50733
Disk No. 288	South Richmond Topographical Survey	P.R./Pg. 1188/32



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