

FOR SALE / LEASE

61 PORT RICHMOND AVENUE, SINY



GIACOMO MONTUORI 347.247.5785

BUILD UP TO 18 UNITS!

FEATURES

- LOT: 47 X 105
- LOT SF: 4,935
- BUILDING SF: 9,870
- ZONING: C4-2 R6 OVERLAY
- FAR: 3.4 - CAN GO TO 4.2

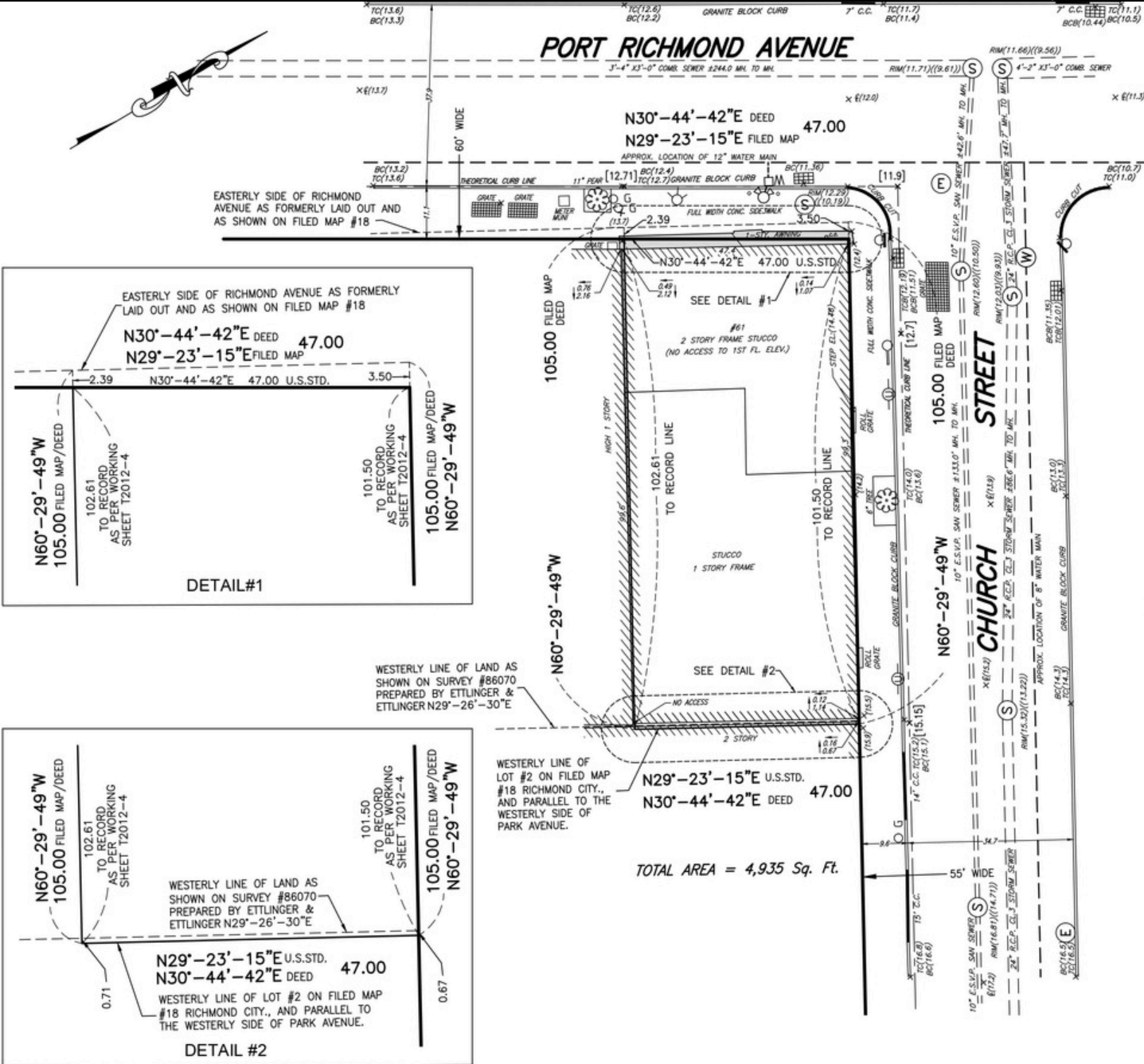
LEASING OPTION AVAILABLE
SALE PRICE \$ 1,750,000

GREAT FOR OWNER USER / INVESTOR

Port Richmond Ave is a part of the Brownfield Opportunity Areas (BOA) Program. This program provides funding assistance grants to various communities for activities related to the creation of the neighborhood revitalization plans for areas
This area is also an up-and-coming area for developers



61 PORT RICHMOND AVENUE STATEN ISLAND, NY



LEGEND

LEGAL GRADE _____
 EXISTING ELEVATION _____
 BUILDING _____
 WALLS _____
 FENCE _____
 SEWER _____
 WATER _____
 THEORETICAL CURB LINE _____
 CATCHBASIN _____
 FIRE HYDRANT _____
 VALVE _____
 TREE TYPE & TRUNK DIAMETER _____
 CURB & CURB CUT _____
 EASEMENT LINE & DIMENSION _____
 LOT LINE & DIMENSION _____
 RECORD STREET LINE & DIMENSION _____
 WIDENING LINE & DIMENSION _____
 ZONING DISTRICT DIVISION LINE _____
 MANHOLES _____

57.4
(56.4)

PARLY WALL INDEPENDENT

24" MAP

40.00
40.00
200.00
100.00

MISCELLANEOUS

- OTS TRAFFIC SIGN
- PM PARKING METER
- CC COAL CHUTE
- G GAS VENT PIPE
- F FIRE CALL BOX
- MB MAILBOX
- TEL PAY PHONE
- CB ELECTRIC BOX
- OL OIL FILL
- MONUMENT
- STANDPIPE OR SPRINKLER
- ROUND DRAIN
- SQUARE DRAIN
- SI SIGN
- 1-WAY
- 2-WAY

WATER

GAS

N.Y.P.D.

TELEPHONE

BECD or CTES

CABLE TV IRRON

STREET LIGHT & TRAFFIC SIGNAL ON WOOD UTILITY POLE

STREET LIGHT (METAL LIGHT)

STREET LIGHT W/ PEDESTRIAN SIGNAL

STREET LIGHT W/ TRAFFIC SIGNAL

STREET LIGHT & TRAFFIC SIGNAL ON WOOD UTILITY POLE

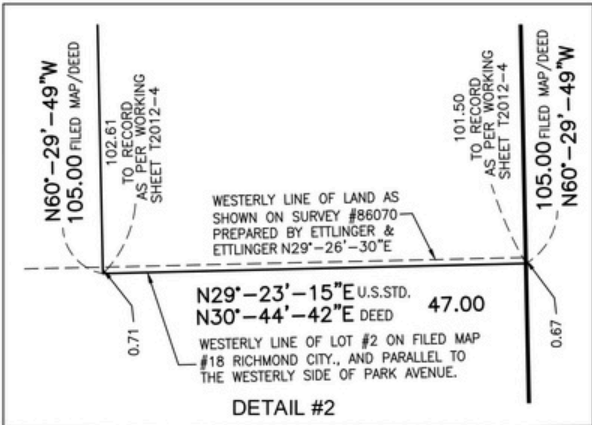
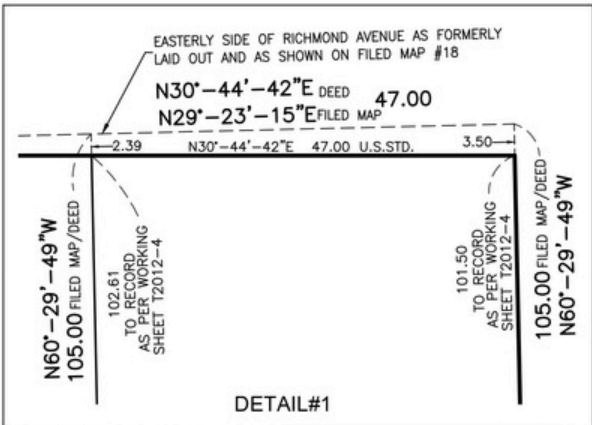
STREET LIGHT W/ PEDESTRIAN SIGNAL

STREET LIGHT W/ TRAFFIC SIGNAL

STREET LIGHT & TRAFFIC SIGNAL ON WOOD UTILITY POLE

STREET LIGHT W/ PEDESTRIAN SIGNAL

STREET LIGHT W/ TRAFFIC SIGNAL

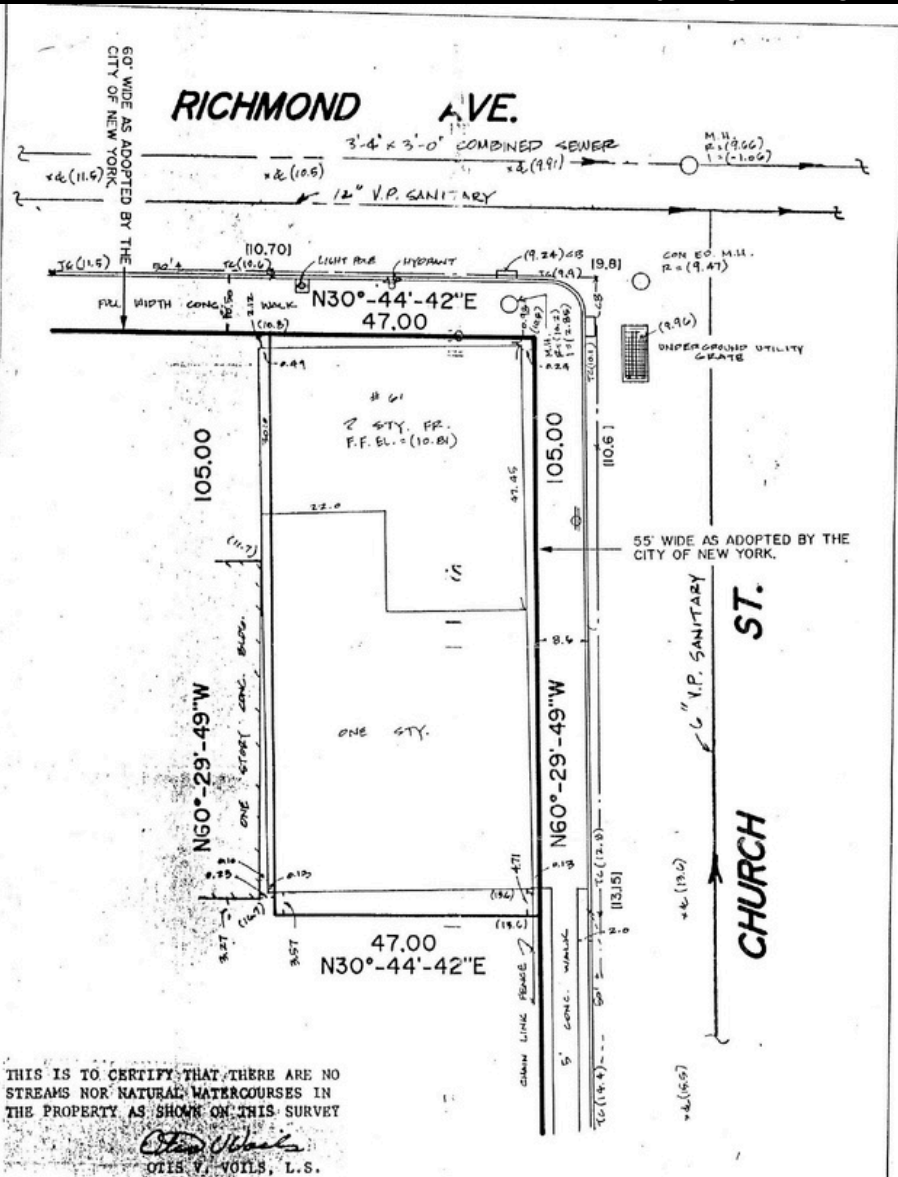


- NOTES:
- 1.) UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 - 2.) ALL SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM VARIOUS MAPS AND UTILITY COMPANIES, AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS BY THE SURVEYOR.
 - 3.) SURVEYOR'S CONTRACTUAL LIABILITY SHALL RUN ONLY TO THOSE PARTIES TO WHOM THIS SURVEY IS CERTIFIED.
 - 4.) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
 - 5.) THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATERCOURSES ACROSS THE PROPERTY AS SHOWN ON THIS SURVEY.



NOTE:
 ELEVATIONS REFER TO NAVD 88 DATUM.

SCALE: 1" = 15'	TAX MAP INFORMATION: SEC. 5 VOL. 1	BOROUGH OF STATEN ISLAND
SURVEY # 42775	BLOCK: 1004 LOT: 12	CITY OF NEW YORK
F.B.#	FILED MAP INFORMATION	SURVEYED: MAY 02, 2024
REV.	DESCRIPTION	WOHL & O'MARA, L.L.P.
		CIVIL ENGINEERS AND LAND SURVEYORS
		544 VANDERBILT AVENUE
		S.I., N.Y. 10304 718-448-7456
		FOUNDATION LOCATED:
		FINAL LOCATION:
		THIS SURVEY IS CERTIFIED TO:



THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY

Otis V. Voils
 OTIS V. VOILS, L.S.

SCALE: 1" = 20' SURVEY # 31161 F.B. 846/44-47	TAX MAP INFORMATION: SEC. 5 VOL. 1 BLK. 1004 LOT 12	BOROUGH OF STATEN ISLAND CITY OF NEW YORK SURVEYED: FEB. 21, 1989 <i>Otis V. Voils</i> WOHL & O'MARA 544 VANDERBILT AVE. S. I. 4, N.Y. 448-7456
FILED MAP INFORMATION	FOUNDATION LOCATED: FINAL LOCATION:	THIS SURVEY IS CERTIFIED TO
FINAL ELEVATIONS SHOWN THIS: [] EXISTING ELEVATIONS SHOWN THIS: () ELEVATIONS REFER TO RICHMOND HIGH WATER DATUM. COORDINATES AND BEARINGS ARE IN A SYSTEM ESTABLISHED BY THE U.S.C. & G.S. FOR THE BOROUGH OF RICHMOND.		



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