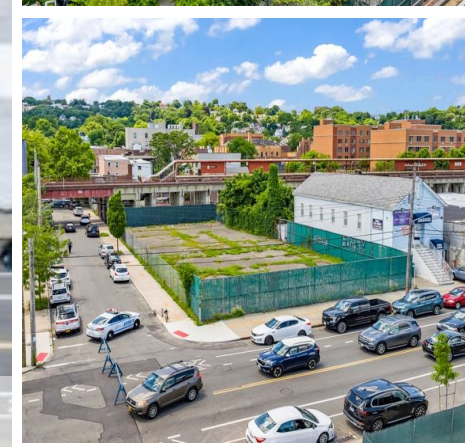
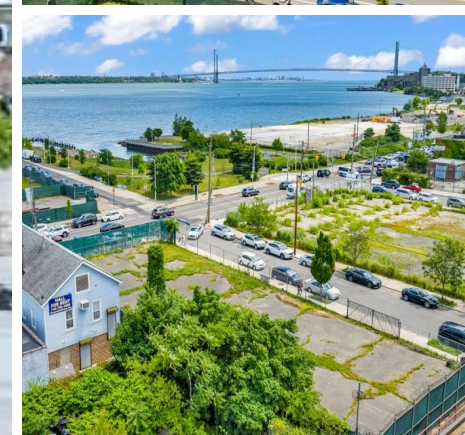
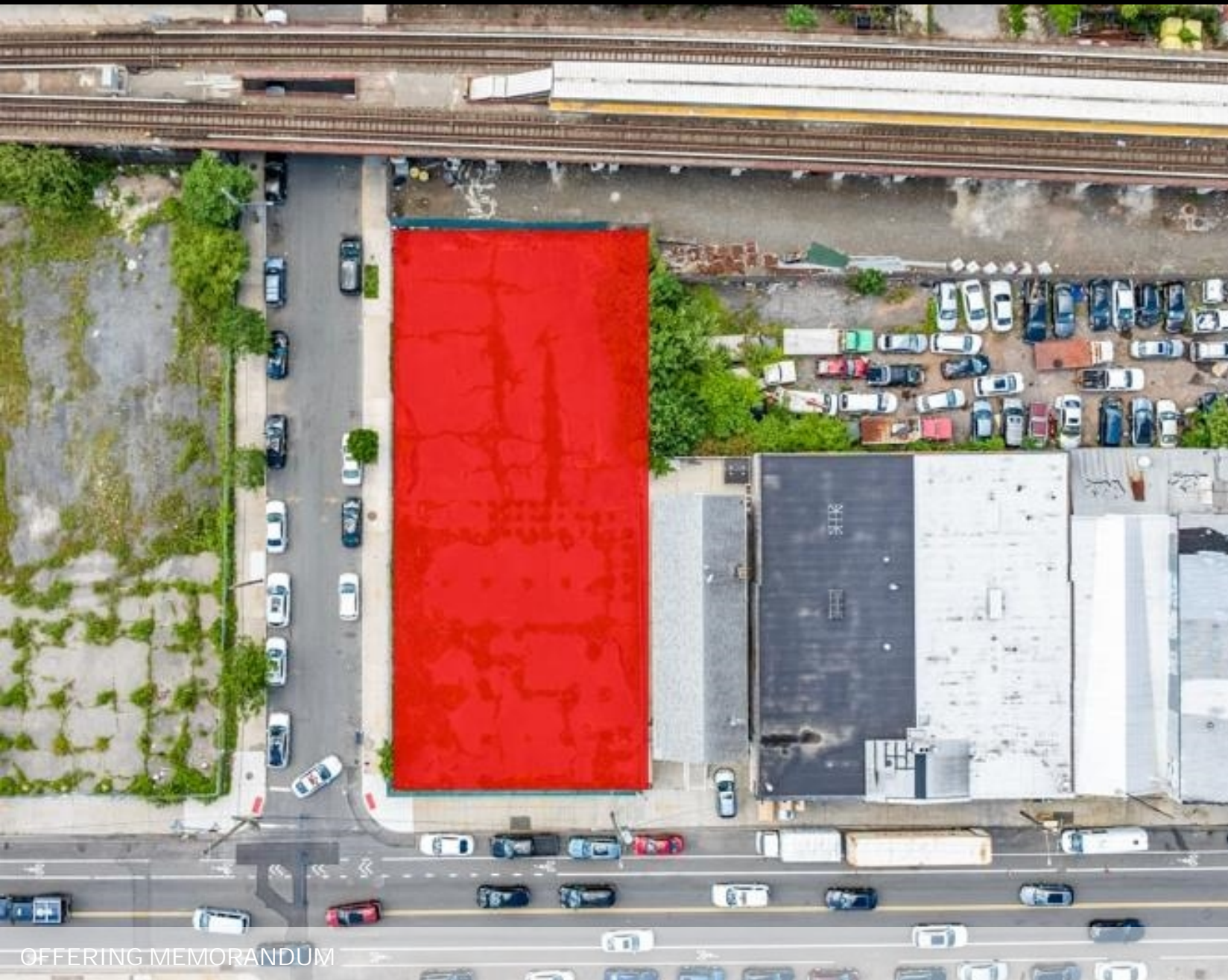


Prime North Shore Development Site For Sale



OFFERING MEMORANDUM

1 Water St
Staten Island, NY 10304

Robert Nixon
Sales and Leasing Associate
(718) 866-8683
rob@prereal.com



OFFERING SUMMARY

ADDRESS	1 Water St Staten Island NY 10304
PRICE	\$4,250,000
TAXES	\$32,931
LOT DIMENSION	180X75
ZONING	C4-2A
BLOCK	492
LOT	31

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	39,484	262,425	939,853
2023 Median HH Income	\$56,100	\$78,472	\$69,594
2023 Average HH Income	\$89,529	\$112,681	\$101,926

Presenting a rare opportunity to acquire a prime 13,500 square foot corner piece of vacant land, ideally located at the intersection of Front Street and Water Street. This exceptional site is situated right across the street from the Staten Island Urby, offering a unique chance to capitalize on one of Staten Island's most sought-after locations.

Seize this opportunity to create a landmark development in a thriving neighborhood with unparalleled water views and convenient transportation links.

Key Features:

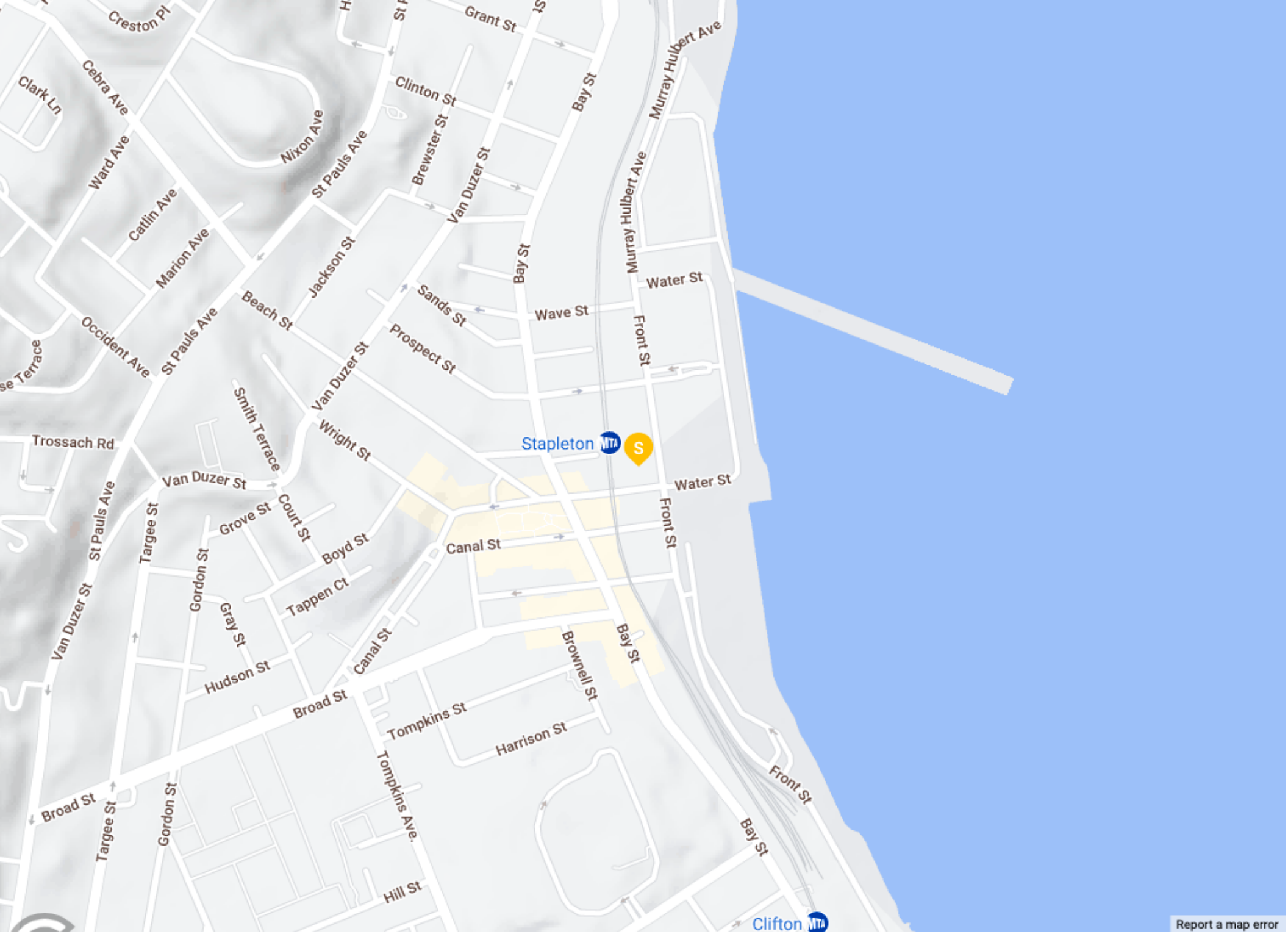
Strategic Location: The property enjoys a prime position on the corner of Front Street and Water Street, providing excellent visibility and accessibility.

Development Potential: Consult with your architect to explore a myriad of potential development opportunities on this expansive site.

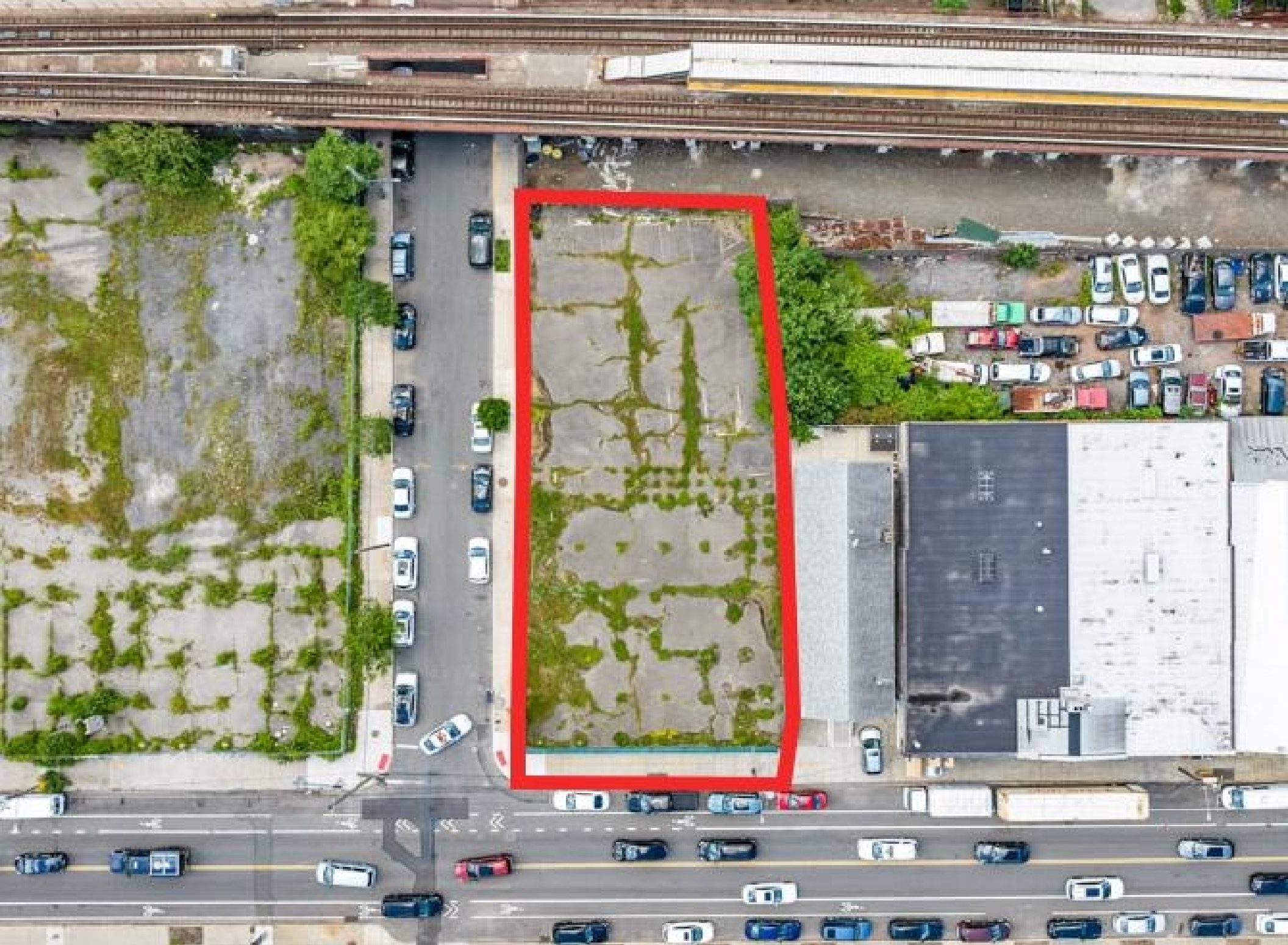
Transportation Convenience: Just steps away from the Staten Island Ferry and train, ensuring easy access to Manhattan and beyond.

Breathtaking Views: Located right on the water, the site boasts stunning views of the New York Harbor and iconic bridges, making it a desirable location for residential or commercial development.

Vibrant Surroundings: Situated across from Staten Island Urby, the area benefits from a vibrant and dynamic community atmosphere.



[Report a map error](#)





CONFIDENTIALITY and DISCLAIMER

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 PreReal Real Estate and it should not be made available to any other person or entity without the written consent of Pre Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to PreReal Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. PreReal 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, PreReal Real Estate has not verified, and will not verify, any of the information contained herein, nor has PreReal 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.

Exclusively Marketed by:

Robert Nixon

Sales and Leasing Associate
(718) 866-8683
rob@prereal.com

