

'CITY OF YES' DEVELOPMENT BENEFITS



RENDERING

DEVELOPMENT SITE: RESIDENTIAL WITH COMMUNITY FACILITY

15 Swan Street, Staten Island, New York

FOR SALE

+/- 85,000 FAR Development Site

PRESENTED BY:

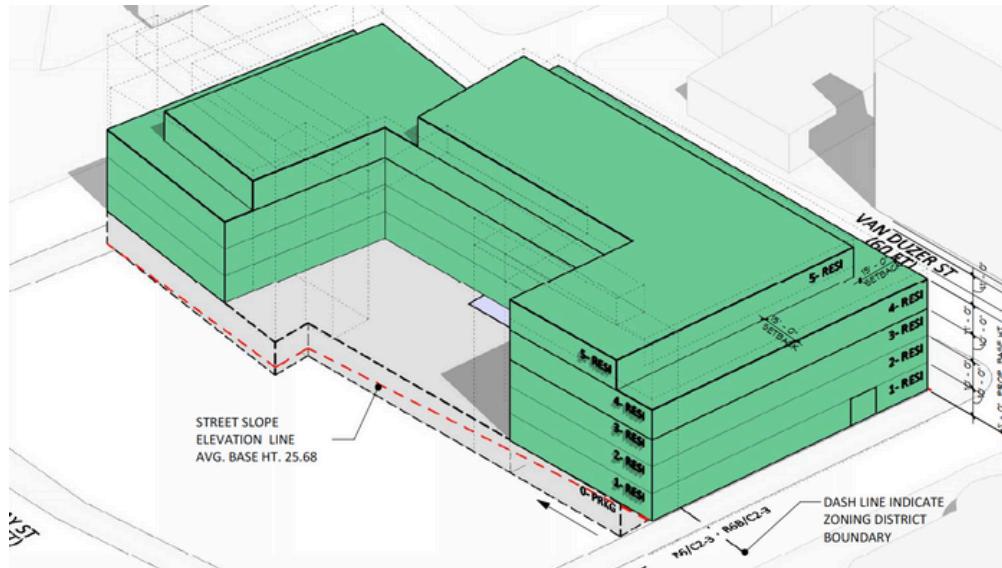
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BIOC
Commercial Real Estate

Residential Development Site



DEVELOPMENT DESCRIPTION ASKING \$107 PER BUILDABLE SF OR **\$9,095,000**

+- 85,000 BUILDABLE SF:

+- 78,000 RESIDENTIAL & +-7,000 COMMUNITY FACILITY

Zoning: R6 & R6B/C2-3 (see below)

FLOOD ZONE: NO ISSUES.

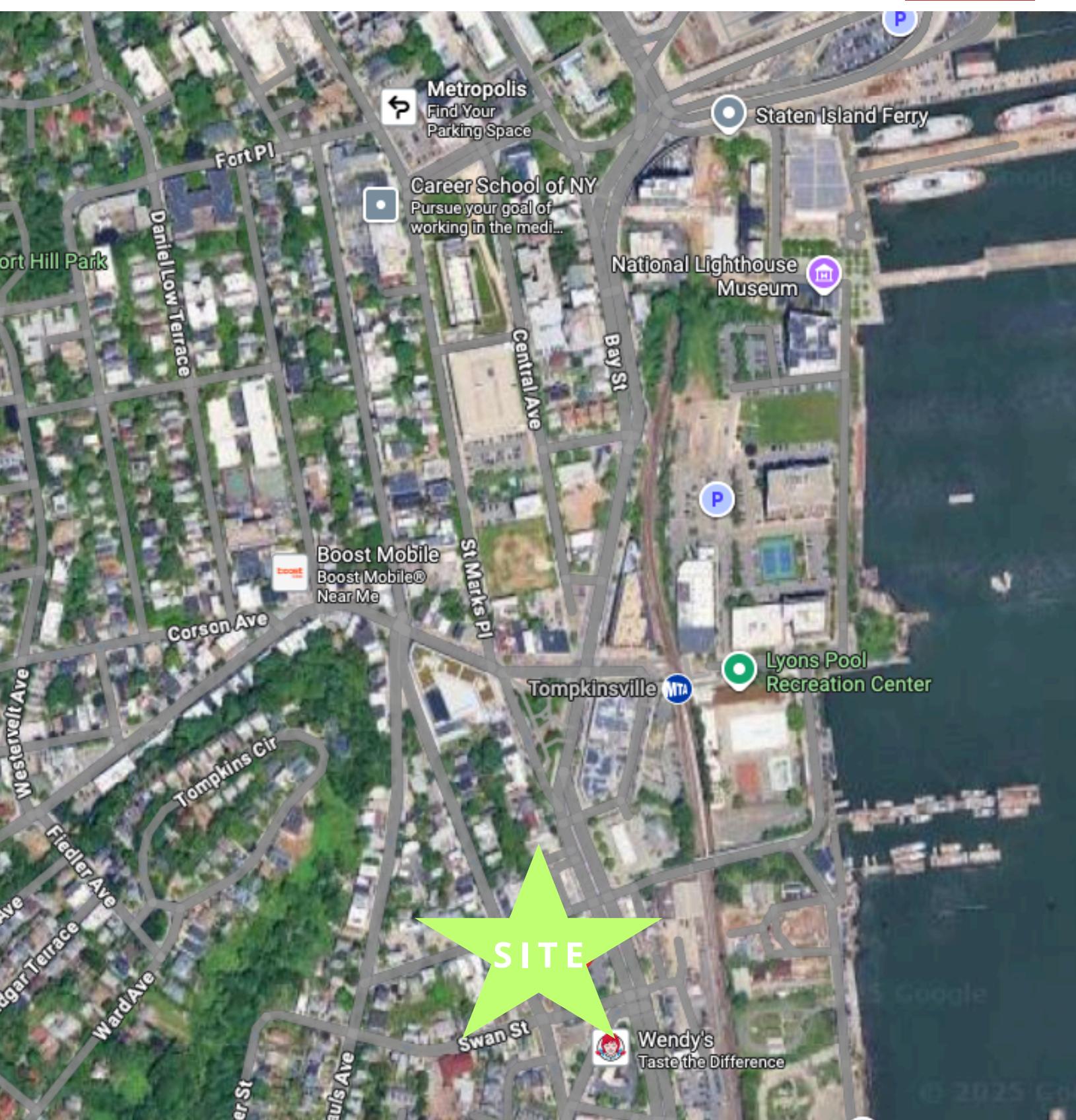
CITY OF YES & OPPORTUNITY ZONE.

Introducing 15 Swan Street, a prime residential development site located just off the main artery Bya Street on the North Shore of Staten Island. This strategically positioned site is just a stone's throw away from the largest transit center on the island, making it an ideal location for any organization. With new development projects already making waves in the neighborhood, such as the new federal courthouse and ongoing construction of multifamily buildings.

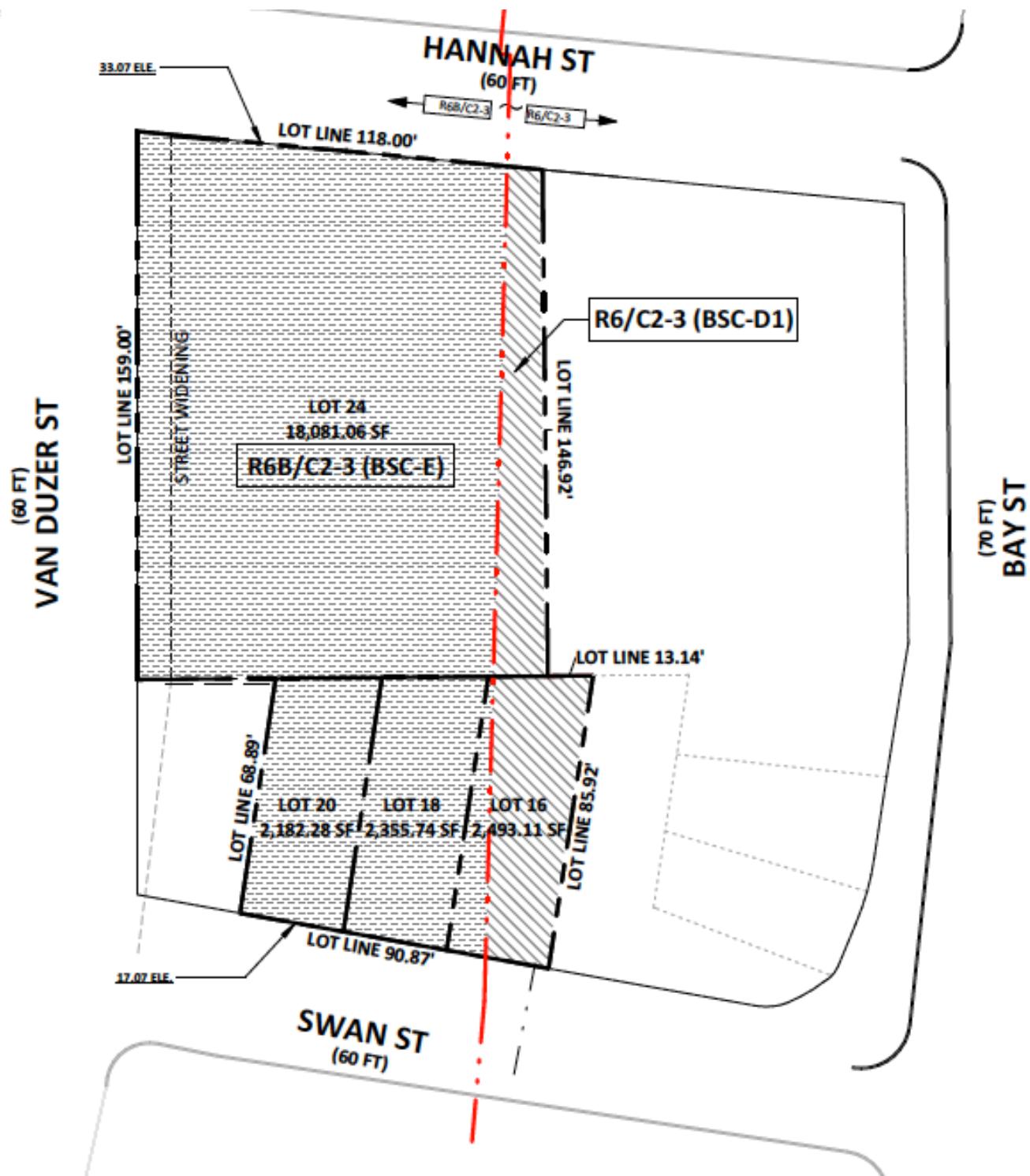
Conveniently situated just a few blocks from the Staten Island Ferry, Staten Island Railway (SIR), and with easy access to the 22 MTA bus lines that terminate at the ferry terminal, the property offers exceptional accessibility for employees and city service patrons. This easy access to transit further enhances its appeal to residents looking for walking ability to the St George neighborhood and transportation to Manhattan.

**Please contact Jon Stravitz for additional
information and questions at
jstravitz@bioccre.com or 212.252.8799**

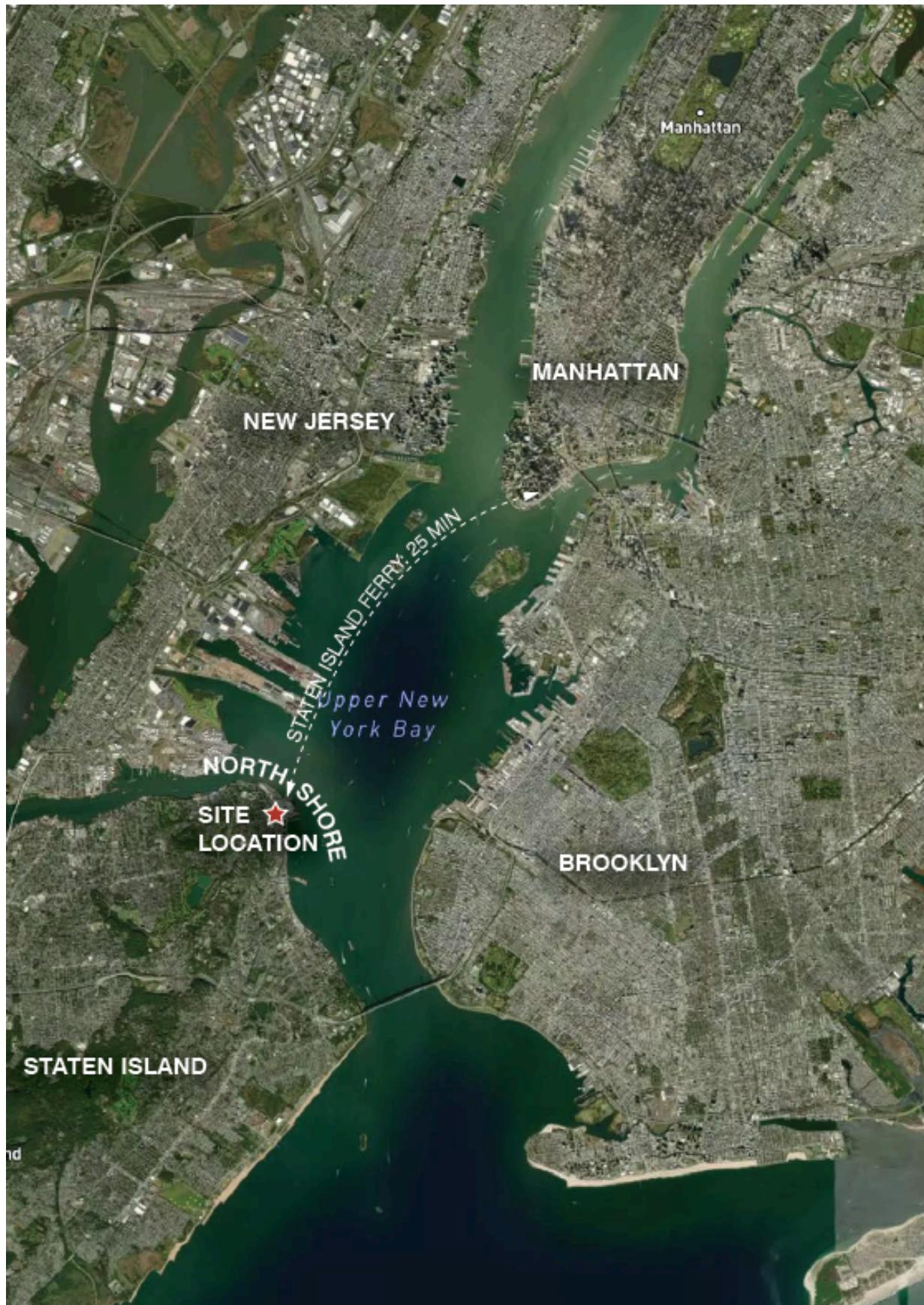
Project Site Aerial



Property Lots



LOCATION MAP





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BIOC Commercial Real Estate, LLC
"In the Best Interest of Our Clients"