

For Sale.

15 Acre Development Site For Sale

4350 Arthur Kill Road, Staten Island, NY 10309



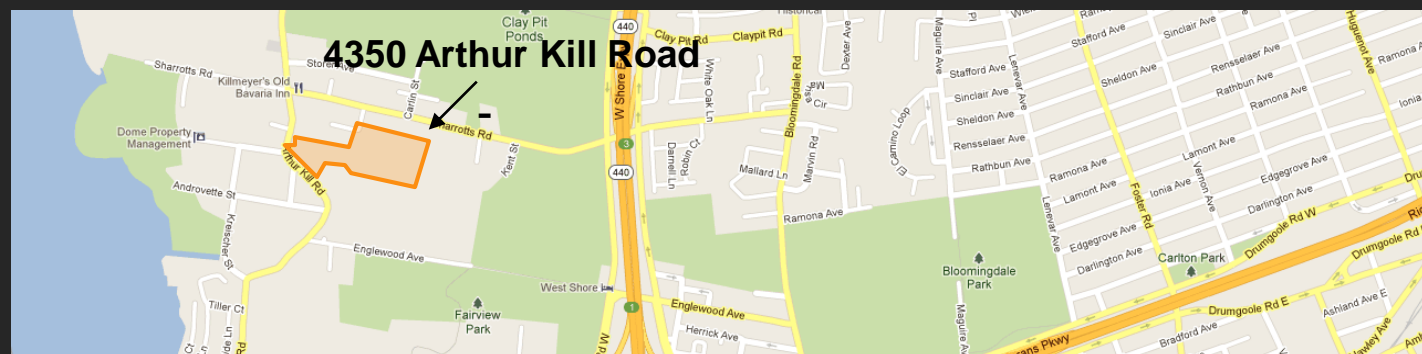
ASKING PRICE: UPON REQUEST



Location:	On the east side of Arthur Kill Road between Sharrotts Road & Englewood Avenue.
Block & Lot:	7328 / 100
Zoning:	M1-1/ R3X (5% zoning classification that allows for manufacturing, commercial & specialized residential development)
FAR:	2.00
Lot Size:	655,741 Sq Ft (approx.) 15.05 Acres
Assessment:	\$1,719,428 ('16/'17)
Taxes:	\$181,812 ('16/'17)

Property Highlights

- 15 acres undeveloped land with 383.97' frontage on Arthur Kill Road.
- Current zoning allows for manufacturing, commercial and specialized residential development.
- Located in the area which has been designated as part of the Working West Shore 2030 initiative coordinated by The Department of City Planning and the Economic Development Corporation to create jobs, improve infrastructure and managing growth.
- Site is situated within close proximity to Goethals Bridge, Outerbridge Crossing, major highways.



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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.