

125 Edgewater Street, Staten Island, NY 10305



Property Information

Address:	125 Edgewater Street
Location:	NE side of Edgewater St. along New York Harbor where Lynhurst Ave. converges
Block_Lot:	2820_90
Total Lot Area:	795,590 SF (18.2642 AC)
Developable Upland Area:	144,258 SF (3.3117 AC)
Zoning Lot Area	366,835 SF (8.4214 AC)
Zoning:	R6, C2-2, SW
FAR:	2.43
Total Buildable SF:	891,409
Buildable SF developable on the Lot:	~480,000
Additional Air Rights:	~411,409
Tax Assessment (21/22):	\$1,133,877
Tax Rate (Class 4):	10.694%
Taxes (21/22):	\$121,257

Executive Summary

Bridge Property Advisors has been exclusively hired to arrange the sale of 125 Edgewater Street, an 18+ acre waterfront development site in Rosebank, Staten Island. The total lot area of the property is approximately 795,590 SF (or 18.26 AC) of which 144,258 SF (or 3.31 AC) is developable upland. Ownership has completed the ULURP process and rezoned the property from M2-1 to its current zoning, R6 with a partial C2-2 overlay. **The site has a total of approximately 891,409 buildable SF. Approximately 480,000 SF can be developed on the site** based on the height restrictions. The development will also require a Shore Public Walkway (SPW), visual corridors (VC) from the street and public landscaping. Ownership possesses a public landscaping plan that has already been approved by the NYC Parks Department. **There is approximately 411,409 SF of additional air rights on the property.**

125 Edgewater Street offers tremendous accessibility to Brooklyn or Manhattan, as well as within the borough. It is exceptionally located near the **Staten Island Expressway and Verrazano Bridge**, and is an **8-minute commute to the Staten Island Ferry** via car or train at the Clifton Station (adjacent to the property). Across the street is the S51 Bay St/Edgewater St bus stop.

This offering presents the opportunity to bring nearly 400 apartments and ancillary services to the North Shore waterfront of Staten Island, where there is a lack of affordable, newly-constructed residential buildings.

Asking Price: \$27,500,000

For more information, please contact:

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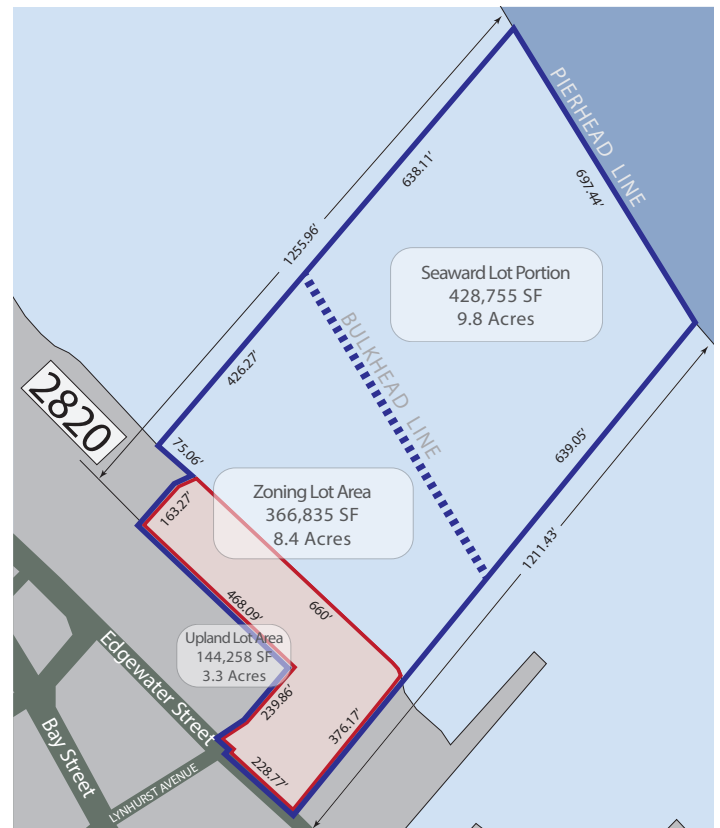
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Highlights

- Large-scale waterfront development opportunity
- Staten Island Urby (570-unit rental) and Homeport (360-unit rental) residential developments nearby
- Proximity to retail and local services on Bay Street
- Exceptional accessibility to all transportation
- Walking distance to Alice Austen Waterfront Park and De Matti Park
- Minutes from Empire Outlets, St. George Theatre and National Lighthouse Museum



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