



125

EDGEWATER STREET

STATEN ISLAND, NY

~3.3 ACRE

Waterfront Residential Development Site For Sale

BRIDGE
PROPERTY ADVISORS

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Special Environmental Statement – It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Bridge does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. This work is to be done solely at the expense of the prospective purchaser.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

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STATEN ISLAND, NY

Investment Sales Team

BRIAN T. LEARY

Managing Director

718.906.6660

bleary@bridgepany.com

JIDAN KIM

Director

718.906.6662

jkim@bridgepany.com

JAMES R. O'NEILL

Director

718.906.6661

joneill@bridgepany.com

ASKING PRICE

\$27,500,000

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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 leaving approximately 411,409 SF of additional air rights on the property.

The development will also require a Shore Public Walkway (SPW), visual corridors (VC) from the street and public landscaping. Ownership possesses a marina plan and a public landscaping plan that has been approved by the NYC Parks Department.

Tax abatements are available to developers through the new 485-x Affordable Neighborhoods for New Yorkers Tax Incentive program and additional zoning benefits through the newly adopted City of Yes for Housing Opportunity (COYHO) zoning text amendment.

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 500+ apartments, ancillary services and parking to the North Shore waterfront of Staten Island, where there is a lack of affordable, newly-constructed residential buildings.

Property Information

Property Details

Address	125 Edgewater Street, Staten Island 10305
Location	NE side of Edgewater Street
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 (24/25)	\$1,220,799
Tax Rate (Class 4)	10.762%
Taxes (24/25)	\$131,382



3.3 ACRES

Waterfront development
opportunity

REZONED

Successfully to R6 with a
C2-2 overlay

480,000 SF

Residential Development
Site potential for 500 plus
units

RETAIL

One block from Bay St.
Commercial Corridor



DEVELOPMENT OPPORTUNITY

ATTRACTIONS

Empire Outlets, St. George
Theatre, National Lighthouse
Museum & Staten Island
Ferryhawks Baseball Stadium

PARKS

Walking distance to Alice
Austen Waterfront Park and
De Matti Park

TRANSPORTATION

One Block from Clifton Train
Station just 3 stops to St. George
via Staten Island Railway



AERIAL VIEW





PROPOSED RENDERING

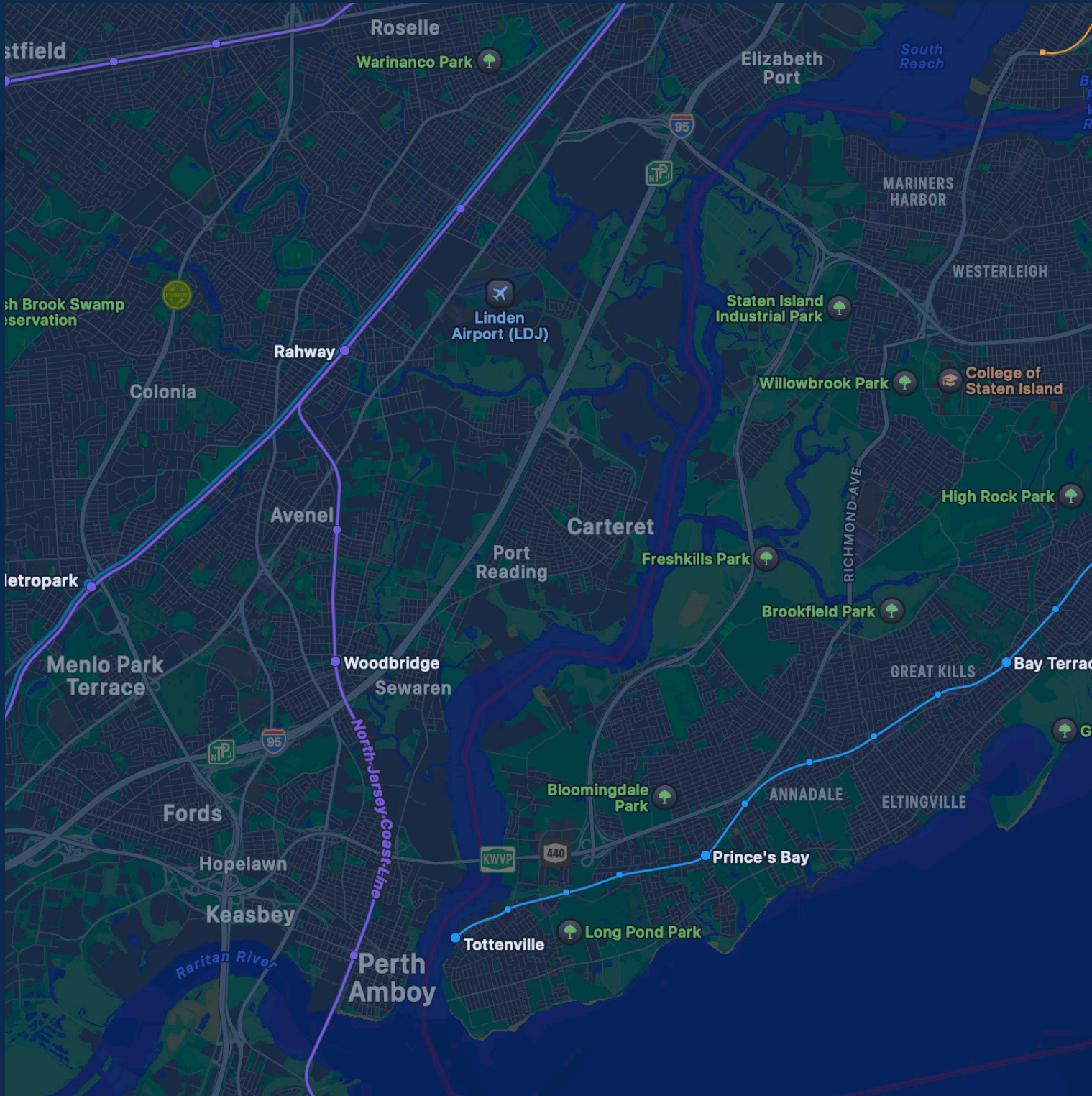


Tax Maps





Transportation Overview





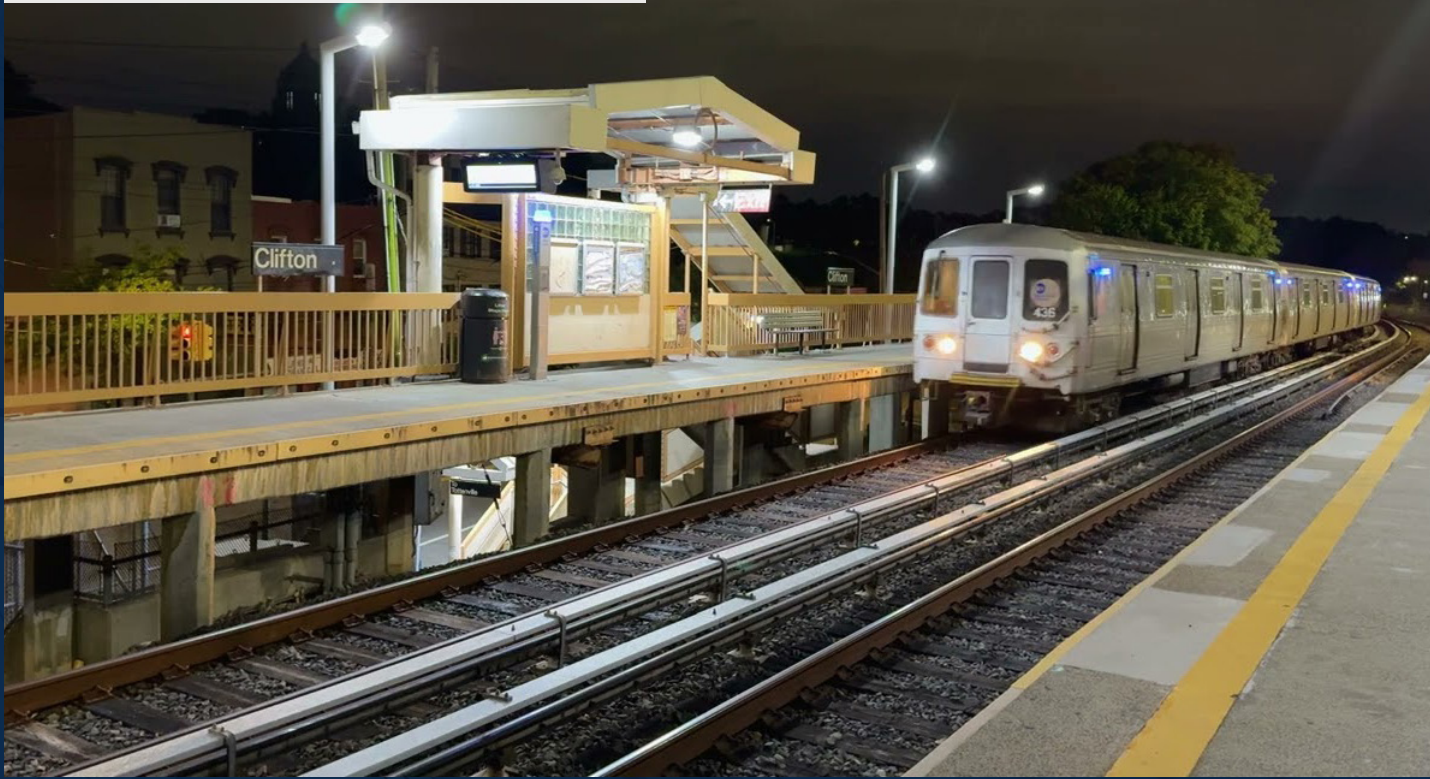
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STATEN ISLAND, NY

STATEN ISLAND FERRY TERMINAL





CLIFTON TRAIN STATION



STAPLETON WATERFRONT PARK



Residential Buildings in the Area



Name:	Staten Island Urby
Address:	7 Navy Pier Court
Neighborhood:	Stapleton
Type:	Rental + 35,000 SF of Commercial
Units:	571
Developer:	Ironstate Development
Year Built:	2016



Name:	The Accolade	Water's Edge
Address:	90 Bay Street Landing	5 Stuyvesant Place
Neighborhood:	Saint George	Saint George
Type:	Condo	Rental
Units:	101	77
Developer:	Tona Construction & Management	Brooklyn B Company Group
Year Built:	2013	2023

Recent Developments in the Area

STATEN ISLAND URBY APARTMENTS





Recent Developments in the Area

LIGHTHOUSE POINT | MIXED-USE BUILDING



475 BAY STREET – AFFORDABLE HOUSING



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