

2319 & 2239-2283 RICHMOND TERRACE  
9 ACRE INDUSTRIAL DEVELOPMENT SITE



9  
Acres

1,000 FT  
Of Frontage

WATERFRONT DEVELOPMENT SITE

DIVISIBLE

Ariel Property Advisors has been retained on an exclusive basis to market 9 acres of land within a designated NYC Opportunity Zone along Richmond Terrace in Staten Island near the Bayonne Bridge. Ownership will consider logical divisions of the site. 2239-83 encompasses 5.25 acres and 2319 encompasses 3.75 acres. Located in an Industrial Business Zone (IBZ), this is an ideal location for industrial, storage, retail, office, distribution center, building material supplier, recycling, scrap metal and other commercial uses. Currently, ownership has fifteen (15) month-to-month tenants leasing small portions of the site, paying a total of \$151,800 annually. It is located two blocks from the entrance to Route 440 and the Bayonne Bridge. Access to the Goethals, Verrazano, Bayonne and Outerbridge crossings as well as the Port of Elizabeth. Opportunity for rezoning. The site is close to the Staten Island Ferry and the soon to be completed Empire Outlets. This is a rare opportunity to purchase a large parcel of land along the New York City waterfront. Zoned M2-1 the property offers 782,608 buildable square feet.

PROPERTY INFORMATION

ADDRESS	2319 RICHMOND TERRACE	2239-2283 RICHMOND TERRACE	TOTAL
Block / Lot	1105 / 1	1070 / 62,65,68,71,79	
Lot Dimensions	493.24' x 372.36'	570.68' x 410'	
Lot Area	163,418	203,836	367,254
Zoning	M2-1	M2-1	
FAR	2.00	2.00	
Buildable Area (as-of-right)	326,836	407,672	734,508
Assessment (18/19)	\$242,550	\$329,364	\$571,914
Real Estate Taxes (18/19)	\$25,502	\$36,152	\$61,654

ASKING PRICE: \$5,995,000 & \$4,000,000

FOR MORE INFORMATION PLEASE CONTACT OUR EXCLUSIVE SALES AGENTS AT 212.544.9500 / [arielpa.nyc](http://arielpa.nyc)

Sean R. Kelly x59  
srkelly@arielpa.com

David Khukhashvili x77  
dkhukhashvili@arielpa.com

FOR FINANCING INFO

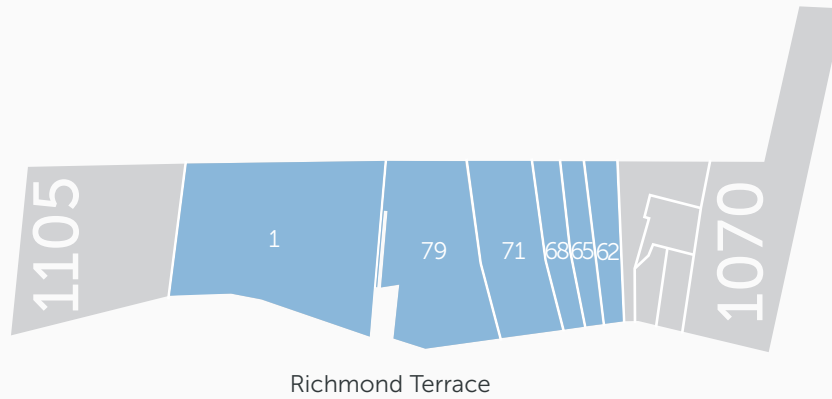
Paul McCormick x45  
pmccormick@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 11, 2019 3:42 PM

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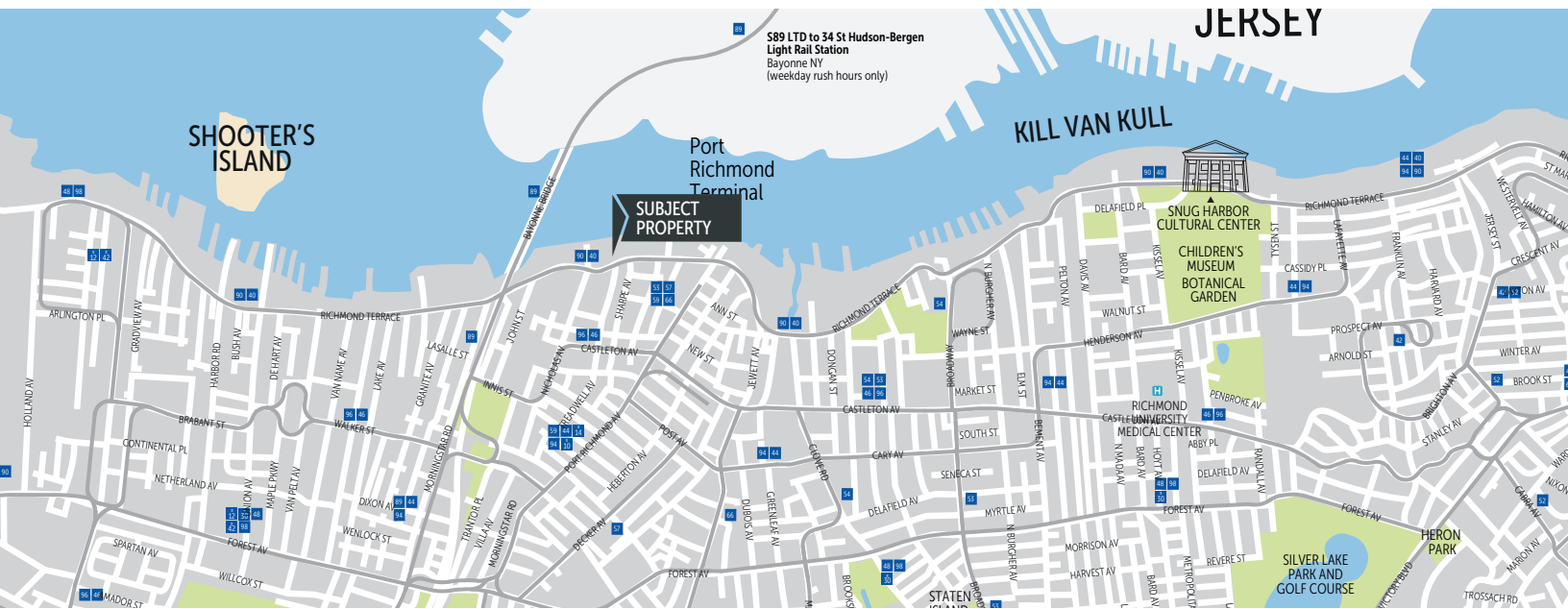


TAX MAP



Richmond Terrace

LOCATION MAP



ASKING PRICE: \$5,995,000 & \$4,000,000

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