

MIXED-USE DEVELOPMENT OPPORTUNITY

MANN AVENUE

STATEN ISLAND, NEW YORK



PRIME
LOCATION



STRONG MARKET
DEMAND



RESIDENTIAL +
COMMERCIAL
FLEXIBILITY



ASKING PRICE
\$3,800,000



**A RARE, EXECUTION-READY MIXED-USE DEVELOPMENT SITE
WITH COMPLETED DUE DILIGENCE & ARCHITECTURAL PLANS**

THE OFFERING

Mann Avenue presents a rare opportunity to acquire a pre-positioned mixed-use development site in Staten Island.

This property is delivered with completed due diligence and architectural plans by Rampulla Associates Architects ("RAA"), allowing a purchaser to move directly into execution.

25 MANN AVENUE



- Two-family (converted)
- Approx. 2,278 SF existing
- Lot: 10,289 SF
- Zoning: R3-1 with C2-1 overlay
- Max Residential SF: 5,150
- Approx. 2,872 SF additional buildable

2081 VICTORY BOULEVARD



- One-story commercial building
- Approx. 2,310 SF
- Corner lot: 6,499 SF
- Zoning: R3-1 with C2-1 overlay
- Strong frontage and visibility along Victory Blvd

MANN AVENUE (VACANT LOT)

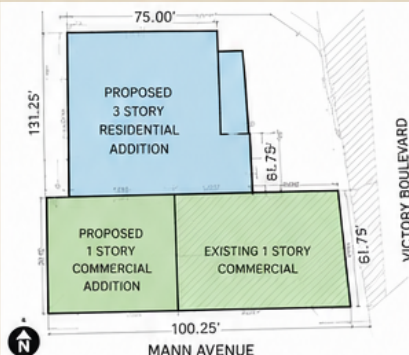


- Vacant residential land
- Lot: 4,989 SF
- Zoning: R3-1
- Buildable up to approx. 2,500 SF



KEY DETAILS

- Property Type: Mixed-Use Development Site
- Location: Mann Avenue, Staten Island
- Lot Size: ±18,563 SF
- Net Usable Area: ±16,460 SF
- Zoning: R3-1 with C2-1 Overlay
- Existing Improvements: Residential + Commercial Structures
- Asking Price: **\$3,800,000**



INVESTMENT HIGHLIGHTS

- ✓ Execution-ready with completed due diligence and architectural plans
- ✓ Located in a high-visibility, high-traffic corridor on Victory Blvd
- ✓ Strong demand for residential condominiums and service-oriented retail
- ✓ Flexible mixed-use development potential with significant buildable area

EXCLUSIVELY LISTED BY



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