

15 SWAN STREET

Staten Island, NY 10301 | **Bay Street Corridor**

FOR SALE
ASKING PRICE \$5,200,000
PRICE PER ZFA \$89



VACANT CORNER DEVELOPMENT OPPORTUNITY
58,260 ZFA ALONG SPECIAL BAY STREET CORRIDOR

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Corner 58,000+ ZFA Residential Development Site

4 contiguous lots totaling 25,000 SF located in the Special Bay Street Corridor District [MIH Overlay - Option 1].

#2

FRESH Zone Eligible

Ground-floor retail permitted across the full lot. The FRESH designation unlocks additional zoning benefits and discretionary tax incentives for projects incorporating food retail.

#3

Minimal parking Requirements in Outer Transit Zone

Allows for easily incorporated parking requirements within the development plan.

#4

Exceptional Transit Access—Ferry and Rail Within Walking Distance

The St. George Staten Island Ferry Terminal is just 0.5 miles away and offers free, frequent service to Lower Manhattan. Additionally, the Tompkinsville SIR station is a short 6-minute walk from the terminal, providing a direct rail connection to the ferry and service along the entire length of the island.

#5

Supply Constrained Market

The North Shore of Staten Island has been relatively constrained creating upward pressure in rents, while the population has seen consistent growth, creating a significant demand for new residential space.

PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Address	15 Swan Street, Staten Island NY
Neighborhood	Tompkinsville
Block / Lot(s)	500 / 16, 18, 20, 24
Total Lot SF	25,112 SF (approx.)
Existing Building SF	840 SF (approx.)

ZONING INFORMATION

Zoning District	R6B (85%), R6 (15%), C2-3
Special District	Special Bay Street Corridor District
Special Sub-District	Subdirect E (85%), Subdistrict D-1 (15%)
Affordable Housing	Mandatory Inclusionary Housing Area (MIH Option 1)
Transit Zone	Outer Transit Zone - Some parking required for residential
FRESH Zone	Eligible for FRESH zoning and discretionary tax incentives
School District	31

	Total Zoning Floor Area	Floor Area Ratio R6B Lot Area (~85%)	Zoning Floor Area	Floor Area Ratio R6 Lot Area (~15%)	Zoning Floor Area
Residential (MIH)	58,260	2.20	46,959	3.00	11,300 (approx.)
Commercial	50,224	2.00	42,690	2.00	7,534 (approx.)
Community Facility	58,260	2.20	46,959	3.00	11,300 (approx.)

TAX INFORMATION

Tax Year - July 1, 2025 - June 30,2026	
Annual Property Taxes	\$22,445

PROPERTY PHOTOS



PROPERTY PHOTOS



**15 SWAN STREET
FOR SALE**

SURROUNDING MAP



NEARBY POINTS OF INTEREST	DISTANCE	TRAVEL TIME
SIR STATIONS — STATEN ISLAND RAILWAY		
Stapleton Station (SIR) Near Bay St & Wright St	0.6 mi	~14 min Walk
Tompkinsville Station (SIR) Victory Blvd & Bay St	0.2 mi	~5 min Walk
FERRY & MANHATTAN		
St. George Ferry Terminal 1 Bay St, St. George	0.7 mi	~16 min Walk ~9 min By SIR
Lower Manhattan (Whitehall Terminal)	6.1 mi	~40 min By SIR/Ferry
KEY LANDMARKS & DEVELOPMENTS		
Verrazzano-Narrows Bridge To I-278 / Brooklyn	2.8 mi	~12 min Drive
New Stapleton Waterfront (NYCEDC Action Plan) Front & Canal Streets	0.9 mi	~4 min By SIR
Empire Outlets 55 Richmond Ter, St. George	2.0 mi	~10 min By SIR

THE NORTH SHORE OF STATEN ISLAND

15 SWAN STREET sits at the center of one of New York City's most actively evolving residential corridors. The North Shore of Staten Island is in the midst of a genuine transformation, backed by a \$400 million public investment through the NYC Economic Development Corporation, with the Clifton neighborhood directly within that investment zone.

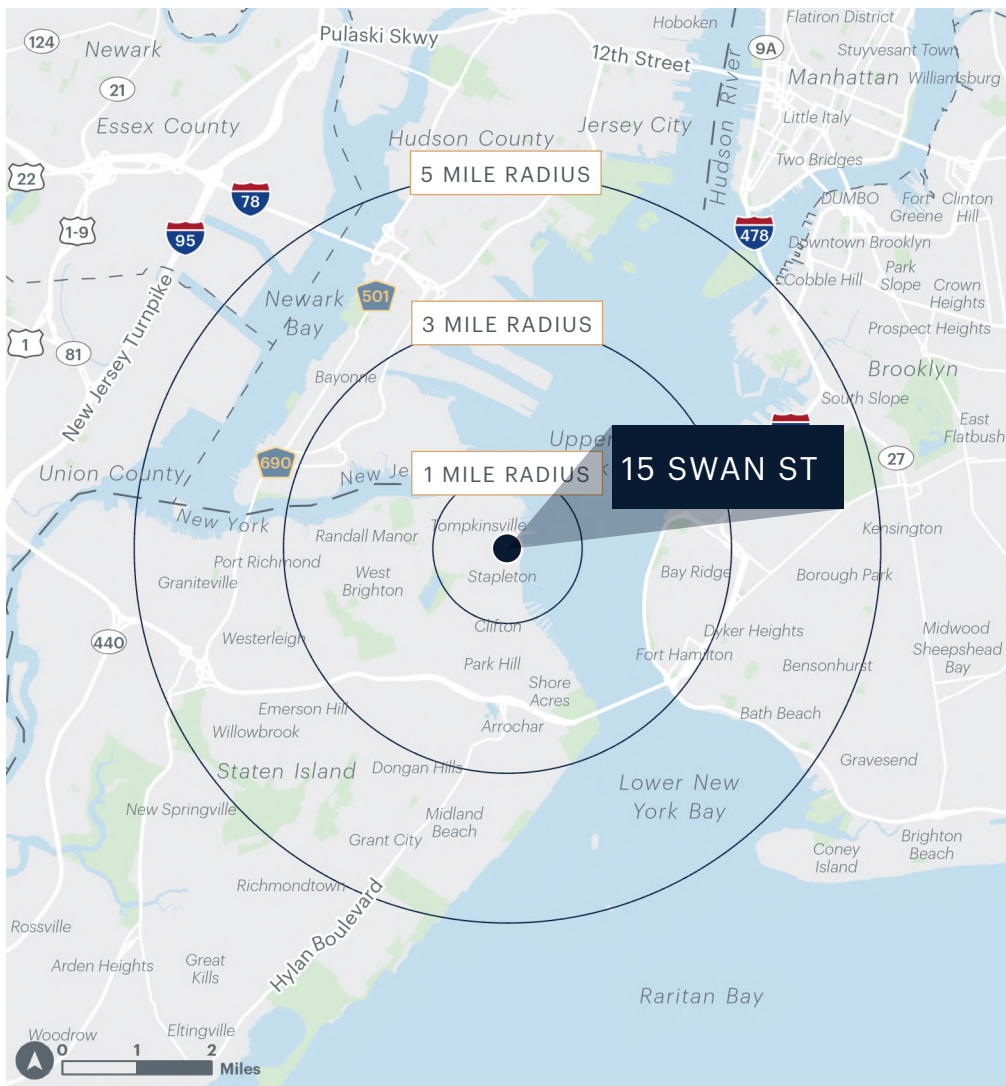
Recent residential development, a robust pipeline of planned housing extending into 2027 and beyond, and a wave of policy reform at the city level have combined to create conditions that directly benefit development: **an improving neighborhood, rising property values, and an expanding base of amenities, infrastructure, and community investment in the immediate area.** This activity is unfolding against a backdrop of real housing demand — Staten Island's population has grown steadily, while new home construction has lagged far behind that of the other boroughs, creating persistent upward pressure on both rents and home values that is projected to continue at 3–4% annually through 2026.

What makes 15 Swan Street's position particularly compelling is the combination of momentum and value it inherits from its surroundings. Residents enjoy direct ferry access to Lower Manhattan, improving public amenities, and a growing dining and retail scene. Within roughly a mile of the property are significant development projects now underway, including Lighthouse Point waterfront communities and the New Stapleton Waterfront, which is expected to activate a 35-acre waterfront with public open space, housing, a public school, jobs, transportation, and infrastructure improvements.

Prospective residents at 15 Swan Street have a unique opportunity to secure a foothold in a rapidly developing neighborhood. The area offers affordable housing compared to the rest of NYC and is strategically positioned to benefit from ongoing investments transforming Staten Island's North Shore.



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	1 MILE	3 MILES	5 MILES
POPULATION	36,270	259,350	921,739
NUMBER OF HOUSEHOLDS	12,974	98,580	315,913
AVERAGE HOUSEHOLD INCOME	\$94,706	\$119,038	\$112,177
MEDIAN HOUSEHOLD INCOME	\$65,637	\$87,317	\$79,309
COLLEGE GRADUATES	8,208 19.8%	76,726 29.2%	227,616 26.2%
TOTAL BUSINESSES	900	6,650	25,527
TOTAL EMPLOYEES	11,278	109,196	342,639
DAYTIME POPULATION	32,113	247,988	855,545

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

CONTACT EXCLUSIVE AGENTS

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