



Property Description

110 Van Pelt Avenue is a former church offering two levels of flexible community-facility space plus a fenced rear yard, ideally suited for a 501(c)(3) or faith-based user seeking to maintain or pursue tax-exempt use (subject to buyer/tenant verification). Conveniently located in Mariners Harbor on Staten Island's North Shore, the building sits within a residential neighborhood with easy access to mass transit, including nearby bus routes connecting to St. George and Manhattan express service, as well as major roadways. This is a rare opportunity for a church, school, social service provider, or community organization to secure its own dedicated facility in a walkable neighborhood setting, with strong long-term upside for mission-driven use.

Property Highlights

- 2,400 SF
- Rear Yard

Tenant Responsibilities

- Taxes
- Property Insurance
- Maintenance





Nearby Attractions

- Snug Harbor Cultural Center & Botanical Garden – ~2.5 miles, about 8–12 minutes
- Staten Island Children’s Museum – ~2.5 miles, about 8–12 minutes
- Staten Island Museum at Snug Harbor – ~2.5 miles, about 8–12 minutes
- Staten Island Zoo – ~3.3 miles, about 10–15 minutes
- Empire Outlets / St. George Ferry Terminal – ~4.3 miles, about 12–18 minutes
- St. George Theatre – ~4.2 miles, about 12–18 minutes
- Clove Lakes Park – ~4.5 miles, about 12–18 minutes

Public Transportation Access

- **S40** – Richmond Terr ⇌ St. George Ferry / Matrix Global; stop at Richmond Terr & Van Pelt (≈1–2 min walk)
- **S46** – Castleton Ave ⇌ St. George Ferry / West Shore Plaza; nearby stops in Mariners Harbor
- **S89** – Limited service connecting to Bayonne HBLR (NJ) and West Shore
- **SIM33C** – Express bus Mariners Harbor ⇌ Manhattan; stops near Richmond Terr & Van Pelt
- **SIM4C** – Express bus Staten Island ⇌ Midtown Manhattan; service in immediate area

Local Shopping Centers

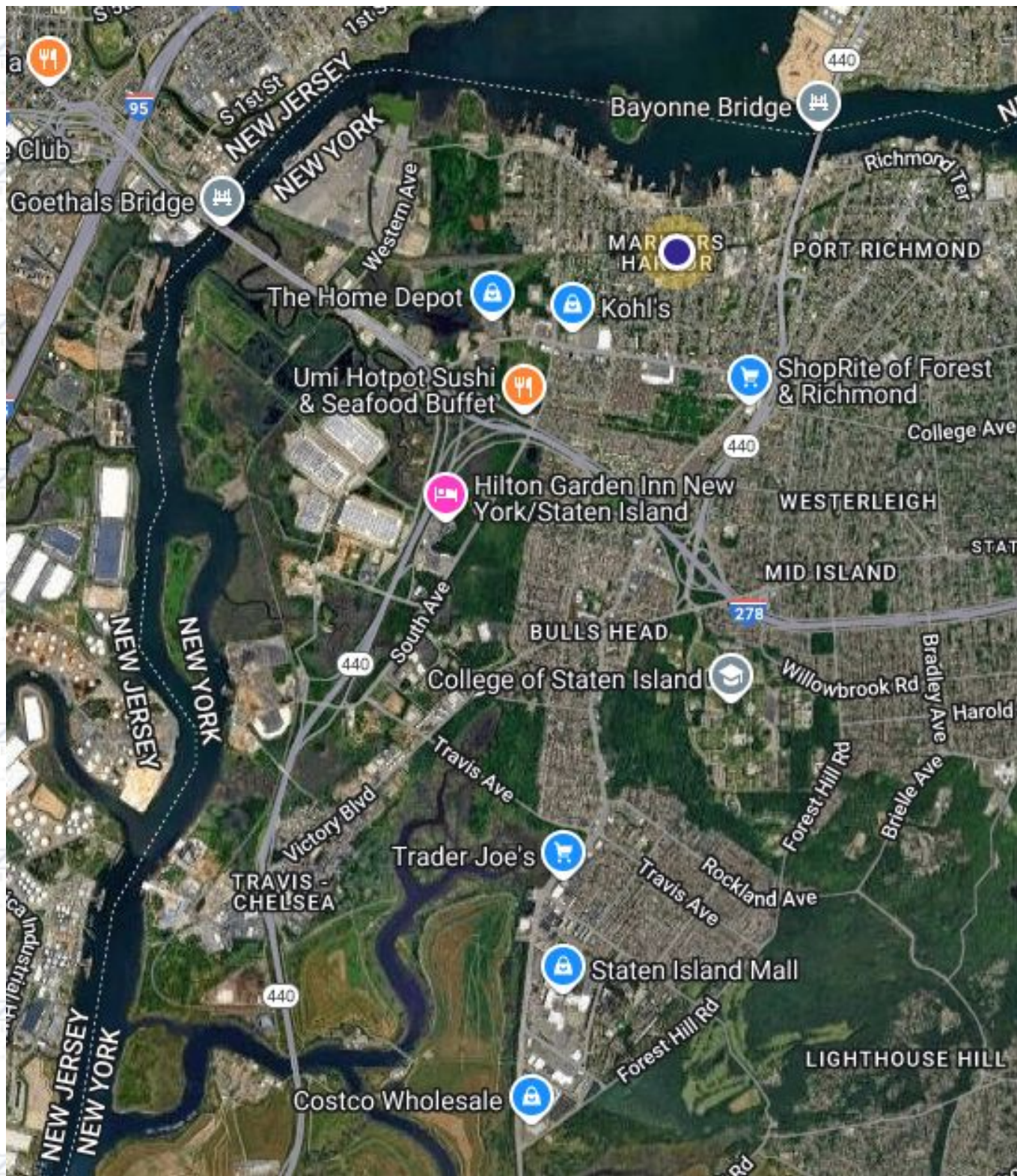
- Forest Avenue Shopping Corridor (Forest Ave, Elm Park/West Brighton) – ~2–3 miles, 8–12 minutes
- Port Richmond Avenue Retail Corridor – ~1 mile, 4–7 minutes
- Staten Island Mall (2655 Richmond Ave) – ~5.5 miles, 15–20 minutes
- Forest Avenue Plaza / Forest Promenade Centers – ~2.5–3 miles, 8–12 minutes
- Empire Outlets (55 Richmond Terr, St. George) – ~4.3 miles, 12–18 minutes

Demographic Overview

1-mile trade area around 110 Van Pelt Ave

- Population: Approximately 28,200 residents.
- Median Household Income: \$79,400.
- Median Home Value: \$457,600.
- Average Age: 34 years.

Aerial Map



Advisory Team



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