

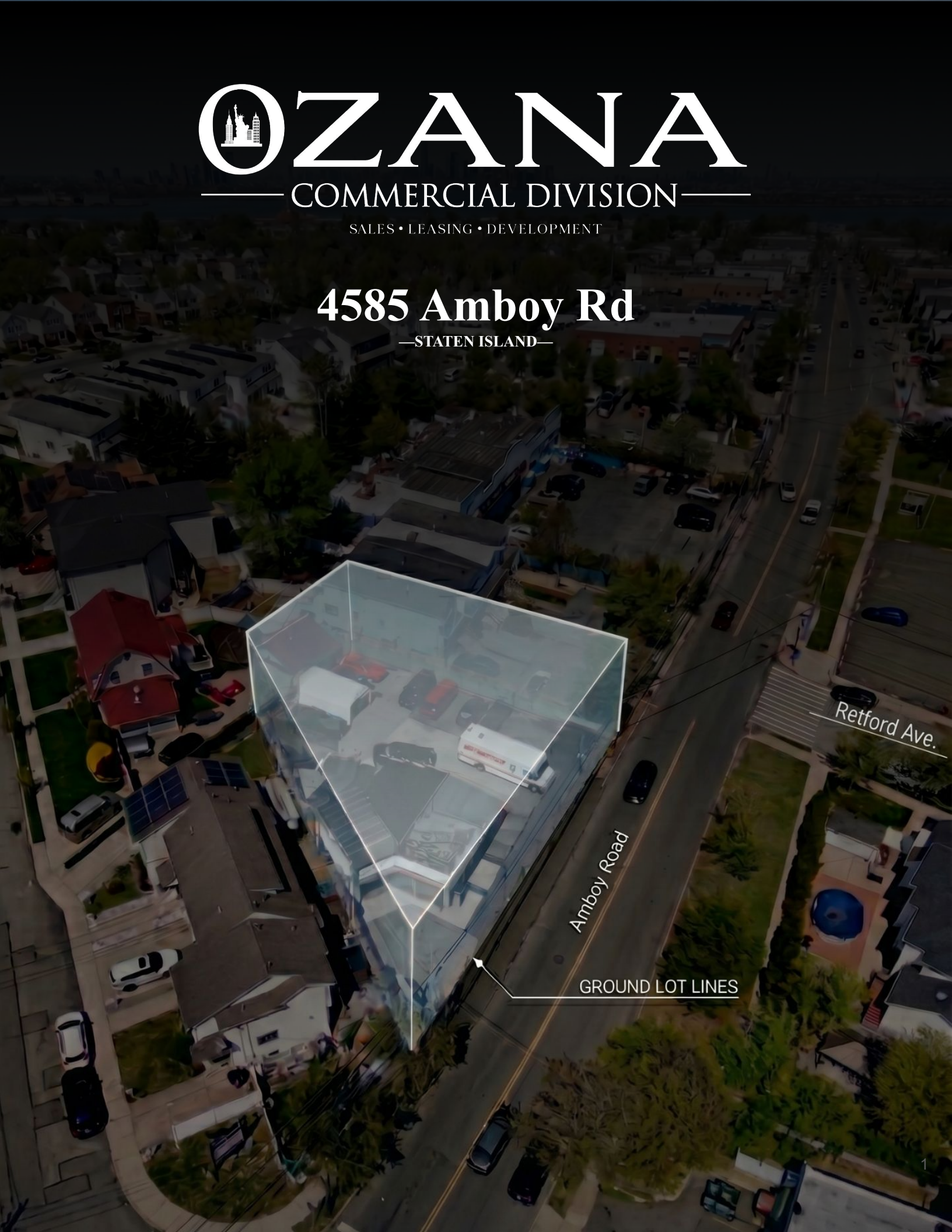
OZANA

— COMMERCIAL DIVISION —

SALES • LEASING • DEVELOPMENT

4585 Amboy Rd

—STATEN ISLAND—



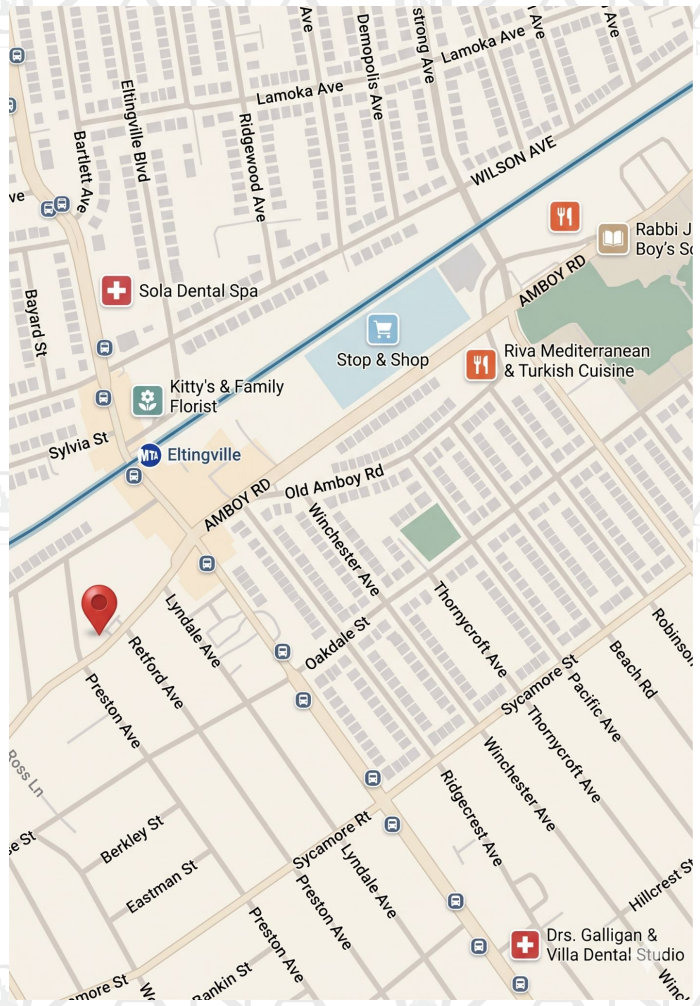
Retford Ave.

Amboy Road

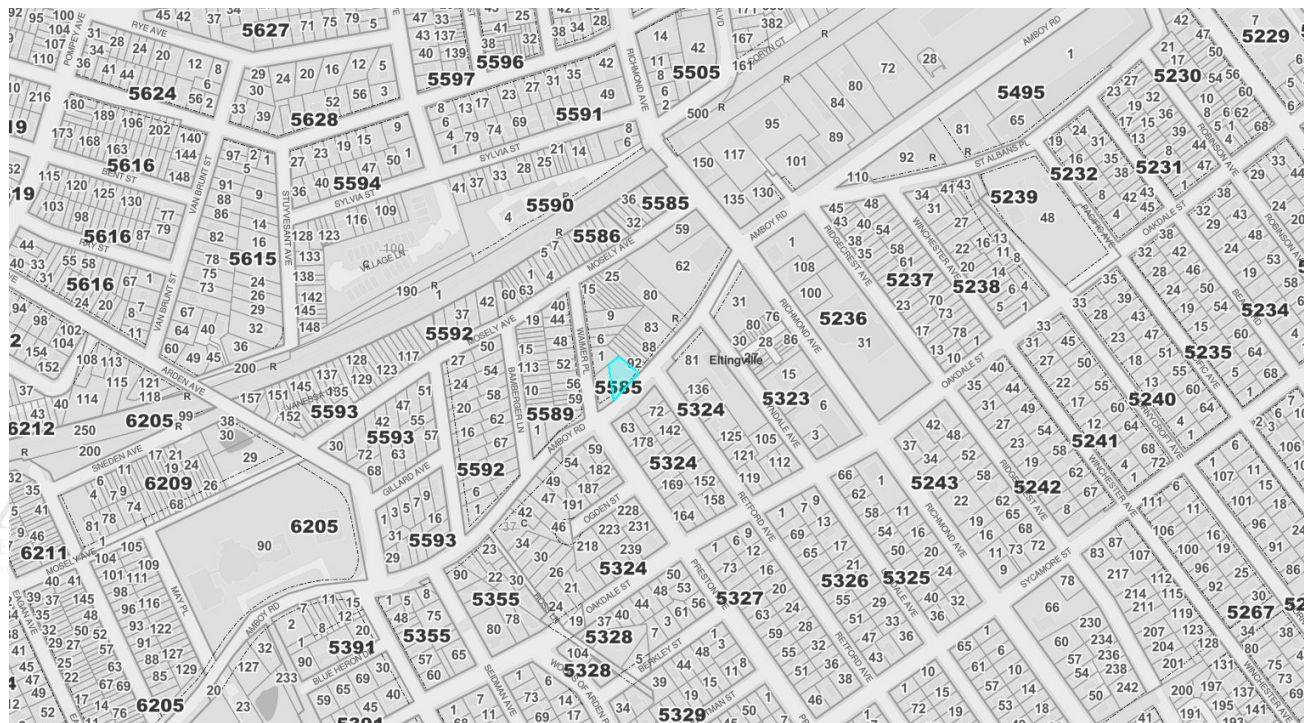
GROUND LOT LINES

Property Description

97 Victory Blvd	
NEIGHBORHOOD:	ELTINGVILLE
BLOCK & LOT:	5585-93
LOT DIMENSION:	129 x 93 x 44 x 128
LOT SF:	8,475
GROSS FLOOR AREA:	1,500
YEAR BUILT	1931
ZONING:	R3-2
AVAILABLE AIR RIGHTS:	8,475
TAX CLASS:	4
ANNUAL TAX BILL:	\$18,891.79
ASKING PRICE:	\$1,400,000
PER SQUARE FOOT:	\$933
PER BUILDABLE	165.20



Aerial Overview



Property Overview



Qualifying Development site overview

Prime Residential Development Site

Zero Parking Requirement

Ozana Realty Group is pleased to exclusively present 4585 Amboy Road, a prime triangular development site prominently positioned at Amboy Road and Retford Avenue. The 8,475-square-foot lot features a 1.0 FAR, yielding up to 8,475 buildable square feet. Currently utilized as a commercial/automotive site, the property offers a highly favorable zoning framework, including an 80% lot coverage allowance and a maximum building height of 35 feet.

The true game-changer for this site is its Qualifying Transit Zone status, which completely eliminates the residential parking requirement. This rare exception allows a developer to bypass costly parking infrastructure and utilize the ground floor entirely for rental or Condo Development—maximizing the maximum allowable density of 12 units or creating premium, high-yielding ground-floor duplexes. With its highly efficient building envelope and straightforward zoning parameters, 4585 Amboy Road presents a clean, highly profitable development opportunity in a strong South Shore market.

Two 550 Gallon decommissioned tanks exist in the front of the property, both were properly cleaned and filled with concrete slurry. Environmental Report and Site Analysis shows a clean site.

Existing Property Conditions



Tenant Overview

Tenant Profile

- **Tenant Name:** Preferred Automotive
- **Business Type:** Automotive Repair

Lease Details

- **Current Rent:** \$6,800 per month
- **Annualized Gross Income:** \$81,600 per year
- **Lease Term:** Month-to-month
- **Rent per Square Foot:** \$54.40 / SF (Annualized)

Building & Site Specifications

- **Gross Leasable Area:** 1,500 SF
- **Facility Layout:** 3 automotive service bays and 1 dedicated office space
- **Recent Capital Improvements:** The exterior parking lot and service area were recently repaved.

Development Overview

Expanded Development Potential: 4585 Amboy Road

Core Zoning & Envelope Dynamics The development thesis for 4585 Amboy Road is anchored by a highly efficient, by-right zoning framework that allows for up to 8,475 buildable square feet (1.0 FAR). With a generous 80% maximum lot coverage, developers can utilize a massive 6,780 SF ground-floor footprint. Capped at a 35-foot maximum height, the site is perfectly scaled for a highly efficient low-rise residential project (typically 3 stories) that avoids the complex engineering, elevator requirements, and cap-ex associated with mid-to-high-rise construction.

The "Zero-Parking" Transit Zone Advantage The most significant value-driver for this site is its Qualifying Transit Zone designation, which completely waives the standard residential off-street parking requirements. In typical South Shore developments, parking mandates dictate site layouts, consume valuable ground-floor square footage, and introduce significant hard costs (excavation, paving, curb cuts). Here, the absence of a parking requirement allows a developer to monetize the entire ground floor, dramatically improving the project's return on cost.

Strategic Unit Mix Scenarios Because the site permits up to 12 residential units within the 8,475 ZSF envelope, developers have the flexibility to pursue two distinct, highly profitable unit mix strategies:

- **Scenario A: Maximum Density (12 Transit-Oriented Units)**
 - **Strategy:** Maximize the allowable door count to capture strong rental demand for smaller, efficient units.
 - **Execution:** Yields an average gross unit size of ~680 SF. This is ideal for 1-bedroom or spacious studio layouts targeted at young professionals and commuters leveraging the nearby transit infrastructure.
- **Scenario B: Premium Boutique Yield (6 to 8 Units)**
 - **Strategy:** Focus on higher-paying demographics seeking family-sized units or premium layouts.
 - **Execution:** By reducing the unit count, a developer can build sprawling 2-to-3-bedroom Condos. The massive 6,780 SF allowable footprint makes this particularly attractive for designing highly desirable ground-floor duplexes with private, at-grade outdoor space at the rear of the lot.

Site Geometry & Frontage With its irregular, triangular geometry, the 8,475 SF lot boasts extensive, highly visible frontage directly on Amboy Road (near the Retford Avenue cross street). This wide stretch of street-facing exposure is a major architectural advantage, guaranteeing abundant natural light and air across the front building envelope. It allows for highly efficient floor plans with superior window lines—a premium feature that directly translates to higher rental or sell-out values—while the tapering rear yard provides privacy for ground-floor layouts.

Development Summary 4585 Amboy Road offers a streamlined path to a high-yield residential asset. By combining a dense 12-unit maximum, an 80% coverage allowance, and the rare elimination of parking requirements, the site is perfectly positioned for a rapid, highly profitable low-rise development in a low-inventory submarket.

Location Overview



Prime Location

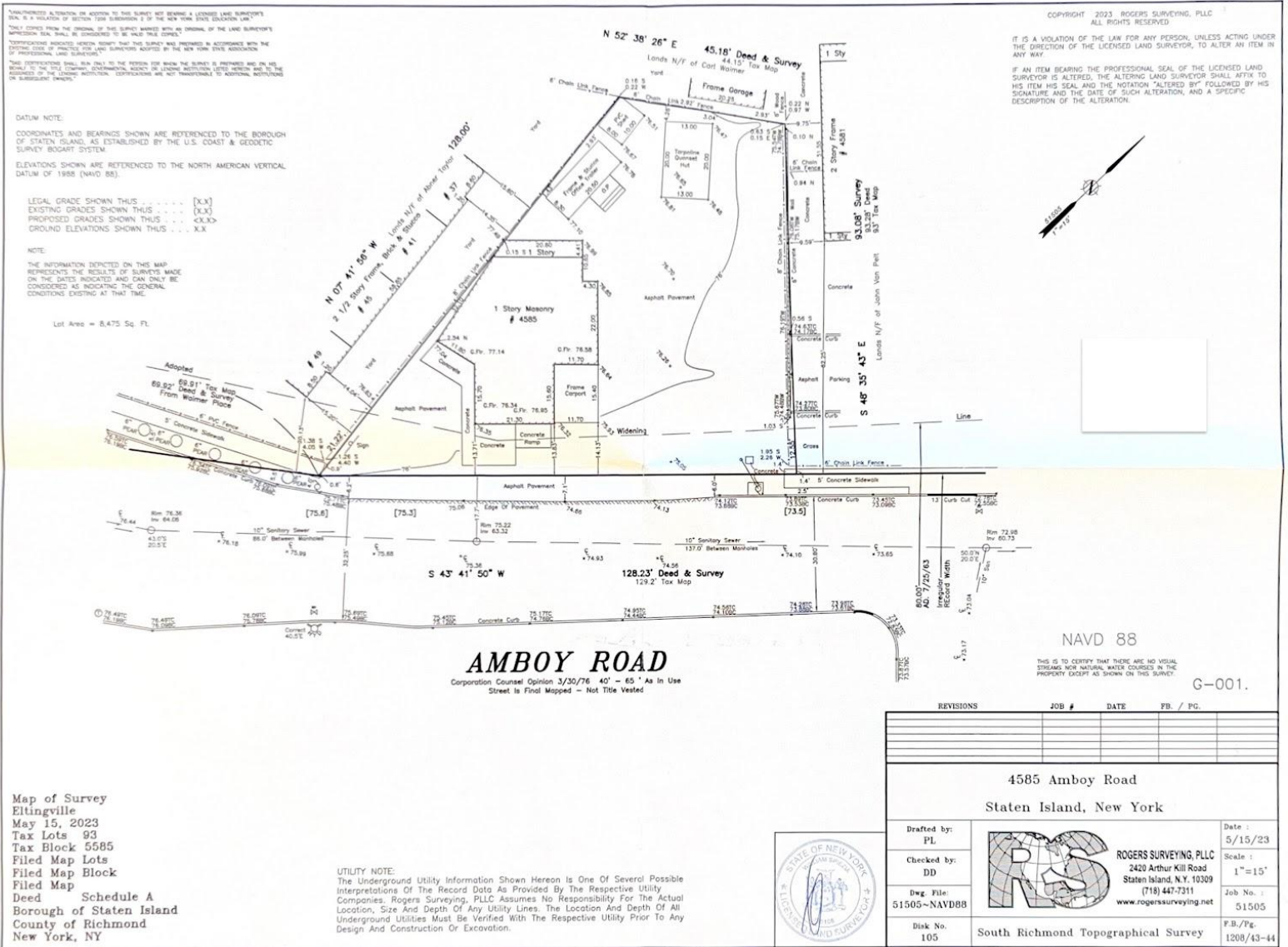
4585 Amboy Road sits centrally in the Eltingville corridor on Staten Island’s South Shore—a short walk to the local rail and minutes to the Richmond Avenue commercial hub. This highly accessible, transit-connected pocket draws steady demand from commuters and renters, offering straightforward access to Manhattan via express transit and immediate proximity to neighborhood-serving amenities.

Key Travel Distances (approx.):

- **Eltingville SIR Station (Amboy Rd & Richmond Ave):** ~0.3 mi | ~6–8 min walk.
- **Neighborhood Retail Center (Stop & Shop, local dining):** ~0.4 mi | ~8–10 min walk.
- **Eltingville Transit Center (Express Buses to Manhattan):** ~1.0 mi | ~3–4 min drive / ~8 min bus ride.
- **Korean War Veterans Parkway (Highway Access):** ~1.2 mi | ~4–5 min drive.
- **Great Kills Park & Marina (Waterfront Recreation):** ~2.5 mi | ~8–10 min drive.
- **Outerbridge Crossing (New Jersey Access):** ~5.5 mi | ~12–15 min drive.
- **Verrazzano-Narrows Bridge (Brooklyn Access):** ~8.0 mi | ~15–25 min drive (traffic-dependent).

With immediate neighborhood walkability, strong regional transit connectivity, and a well-established South Shore demographic, 4585 Amboy Road is a compelling development opportunity positioned to capture premium residential demand.

Survey



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IF AN ITEM BEARING THE PROFESSIONAL SEAL OF THE LICENSED LAND SURVEYOR IS ALTERED, THE ALTERING LAND SURVEYOR SHALL AFFIX TO HIS ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



DATUM NOTE:
COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO THE BOROUGH OF STATEN ISLAND, AS ESTABLISHED BY THE U.S. COAST & GEODETIC SURVEY BCGART SYSTEM.
ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGAL GRADE SHOWN THIS [X.X]
EXISTING GRADES SHOWN THIS [X.X]
PROPOSED GRADES SHOWN THIS [X.X]
GROUND ELEVATIONS SHOWN THIS X.X

NOTE:
THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF SURVEYS MADE ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

Lot Area = 8,475 Sq. Ft.

Map of Survey
Eltingville
May 15, 2023
Tax Lots 93
Tax Block 5585
Filed Map Lots
Filed Map Block
Filed Map
Deed Schedule A
Borough of Staten Island
County of Richmond
New York, NY

UTILITY NOTE:
The Underground Utility Information Shown Hereon is One of Several Possible Interpretations Of The Record Data As Provided By The Respective Utility Companies. Rogers Surveying, PLLC Assumes No Responsibility For The Actual Location, Size And Depth Of Any Utility Lines. The Location And Depth Of All Underground Utilities Must Be Verified With The Respective Utility Prior To Any Design And Construction Or Excavation.



NAVD 88

THIS IS TO CERTIFY THAT THERE ARE NO VISUAL STRAGGLES NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.

G-001.

REVISIONS	JOB #	DATE	FR. / PG.
4585 Amboy Road Staten Island, New York			
Drafted by: PL		Date :	5/15/23
Checked by: DD		Scale :	1"=15'
Dwg. File: 51505-NAVD88		Job No. :	51505
Disk No. 105	South Richmond Topographical Survey	F.B./Pg.	1208/43-44



Site Photos



Demographics

Radius:1.5-Mile around 4585 Amboy Rd Staten Island (ZIP 10312)
(Latest available data — primarily 2023/2024)

Category	Statistic
Population	~61,000–63,500 residents
Total Households	~21,300–21,500
Avg. Household Size	2.8–2.9
Median Age	41–43 years
Median HH Income	~\$110,000–\$115,000 (1-mile / 10312)
Community District HH Income	~\$114,000–\$115,000 (CD3 / South Shore)
Median Home Value	~\$770,000 (1-mile)
Owner-Occupation Rate	~81–83% owner / 17–19% renter
Poverty Rate	~6–11%
Foreign-Born & Linguistic Diversity	~17–21% foreign-born; diverse European and Asian ancestry
Median Commute Time	45–60 minutes; strong express bus and Staten Island Railway usage

Key Takeaways

- **Transit-Linked Homeownership** — Walkable to the Eltingville SIR station and the Eltingville Transit Center (express buses to Manhattan), offering future buyers a highly desirable, commute-friendly location that drives a premium price per square foot.
- **Underserved Condo & Downsizing Market** — With median single-family home values around ~\$770K and an aging housing stock, there is a severe local shortage of attainable, maintenance-free homeownership. This creates built-in demand from young professionals buying their first home and local empty-nesters looking to downsize without leaving the neighborhood.
- **Strong Local Purchasing Power** — Median household incomes exceeding \$110K and average incomes near \$135K indicate a highly qualified, affluent buyer pool capable of supporting strong condo sell-out values and rapid project absorption.
- **Premium Suburban Lifestyle** — A mature, highly sought-after neighborhood featuring top-rated schools, walkable neighborhood retail (Richmond Avenue corridor), and nearby parks provides a perfect foundation for marketing a boutique, luxury lifestyle to prospective buyers.
- **Maximized Sellable Square Footage** — The rare "Zero-Parking" Qualifying Transit Zone designation eliminates costly off-street parking mandates. This allows a developer to fully monetize the ground floor—creating the perfect opportunity to design high-margin, premium ground-floor duplexes with private outdoor space to maximize the project's total sell-out value.

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