

**24 ELLIS STREET**  
**STATEN ISLAND, NY 10307**

**FOR SALE**  
**\$950,000.**

**COMMERCIAL BUILDING – M3-1 ZONE**



Rarely available commercial opportunity on main thoroughfare in the heart of Tottenville. Features 5,000 SF of Retail & Office Space. Currently being used as a Dance Studio. Tenant leases entire building with a triple net Lease expiring August 2027. Well maintained building features major mechanical and structural updates that have been meticulously cared for by the current owner. This property offers convenient walking access to multiple public transportation options and is a one fare zone from Manhattan via the Staten Island Railway. Great Investment Opportunity – Don't Pass This One Up!

**LOT SIZE:** 171 X 53 (6,504 SF)  
**BUILDING SIZE:** 97 X 53 Approx. 5,000 SF  
**TAXES:** \$16,291. Yr.  
**YEAR BUILT:** 2004



**MARTINELLI REALTY**  
Amelia Martinelli, Broker  
**(908) 305-9771**

