

SALMON
REAL ESTATE

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FOR SALE

2550-2560 RICHMOND TERRACE

STATEN ISLAND, NY 10303



BUILDING SIZE
12,888 SF



LOT SIZE
22,500 SF



ZONING
M-3
HEAVY MANUFACTURING



OCCUPANCY
VACANT



OPPORTUNITY ZONE
QUALIFIED



YEAR BUILT
1931

INVESTMENT HIGHLIGHTS

- ✓ Covered Land Play with Multiple Exit Strategies
- ✓ Rare M-3 Zoning (High Barrier to Entry)
- ✓ Opportunity Zone (Tax-Advantaged Investment)
- ✓ Vacant Delivery (Immediate Control + Flexibility)
- ✓ Strong North Shore Redevelopment Momentum
- ✓ Assemblage Potential (Scale Opportunity)
- ✓ Proximity to Major Bridge Infrastructure

PROPERTY SNAPSHOT

Lot Size	22,500 SF (0.52 Acres)
Building Size	14,561 SF
Zoning	M-3 (Heavy Manufacturing)
FAR (As-of-Right Industrial)	~2.0 (Est.)
Buildable SF (Industrial)	~45,000 SF (Est.)
Redevelopment Potential	~67,000 – 110,000+ SF (Est.)
Residential Units (Est.)	70 – 110 Units
Occupancy	Vacant
Opportunity Zone	Yes – Qualified
Year Built	1931
Construction	Steel Frame / Masonry

WHY THIS SITE?

- Scarcity of M-3 zoned land
- North Shore growth corridor
- Opportunity Zone tax benefits
- Assemblage potential
- Multiple exit strategies



EXCLUSIVELY LISTED BY:
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