

OFFERING MEMORANDUM

**191 EDGEWATER STREET, STATEN ISLAND, NY 10305**

122,250 SF NORTH SHORE STATEN ISLAND WATERFRONT INDUSTRIAL WITH BSA APPROVAL FOR RESIDENTIAL CONVERSION



Marcus & Millichap  
THE NOWAK GROUP

WWW.THENOWAKGROUPRE.COM

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## EXECUTIVE SUMMARY

The Nowak Group of Marcus & Millichap is pleased to present 191 Edgewater Street and the adjacent 190 Edgewater parcel. The subject properties present a rare call-for-offers opportunity to acquire a North Shore Staten Island waterfront redevelopment site with BSA approval in place for residential conversion, substantial existing building infrastructure, and additional land value through a second M3-1 parcel.

The offering is anchored by the long-vacant, seven-story former industrial building at 191 Edgewater Street, a substantial concrete structure with high ceilings averaging approximately 13 feet and a large existing envelope. The current BSA plan set demonstrates a preliminary 101-unit multiple dwelling program within the existing 122,250 SF structure, with approximately 79,833.81 SF of proposed zoning floor area (not including the first floor which must be set aside for parking, and storage uses due to flood plain) and approximately 60,343 SF of scheduled residential unit area. The plan also provides 101 parking spaces, with 44 spaces on-site at 191 Edgewater and 57 spaces supported by the 190 Edgewater parcel.

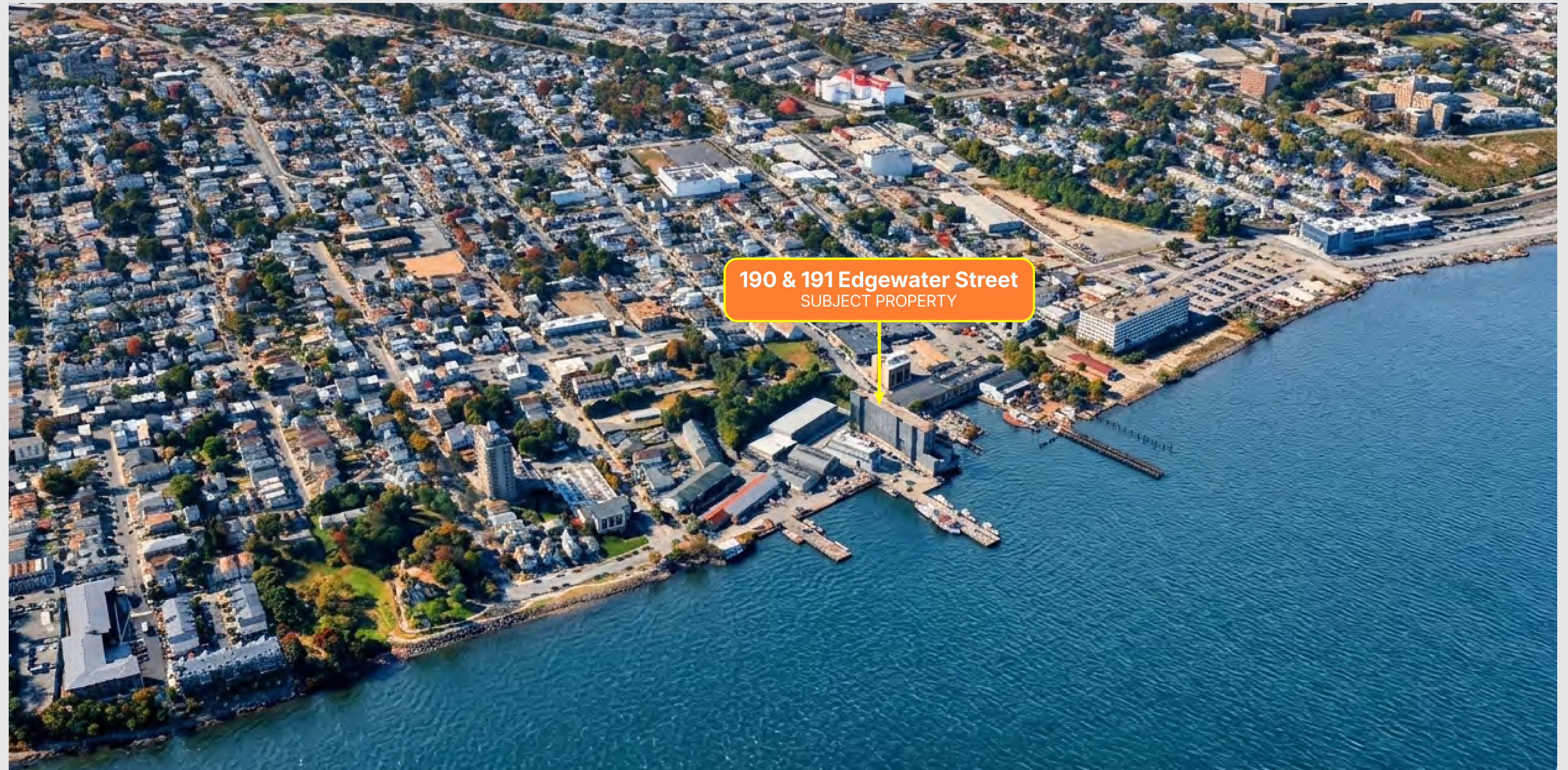
ASKING PRICE  
**CALL-FOR-OFFER**

COMBINED LOT AREA  
**141,240 SF**

VACANT LOT  
**13,100 SF**  
190 Edgewater Street

INDUSTRIAL BUILDING  
**128,140 SF**  
191 Edgewater Street

ZONING  
**M3-1**  
With BSA Approval for  
Residential Use



**190 & 191 Edgewater Street**  
SUBJECT PROPERTY

Residential use is now approved through the BSA process for a property otherwise located in an M3-1 zoning district. BSA materials describe a variance to permit conversion of an existing manufacturing building to residential contrary to the underlying use regulation in an M3-1 district.

The current residential plan should be viewed as proof-of-concept, not a fixed unit schedule. Developers may evaluate their own unit counts, layouts, loss factors, average unit sizes, amenity strategy, parking strategy, rental execution, condominium execution, or tax-abatement strategy within the existing building envelope and subject to required approvals.

The existing building's concrete structure creates a meaningful adaptive-reuse thesis. Compared with full demolition and ground-up development, a purchaser may be able to preserve portions of the existing foundation, frame, floor plates, and envelope, reducing hard costs and shortening the construction timeline. The existing structure provides a compelling basis for lower-cost repositioning relative to a ground-up replacement.



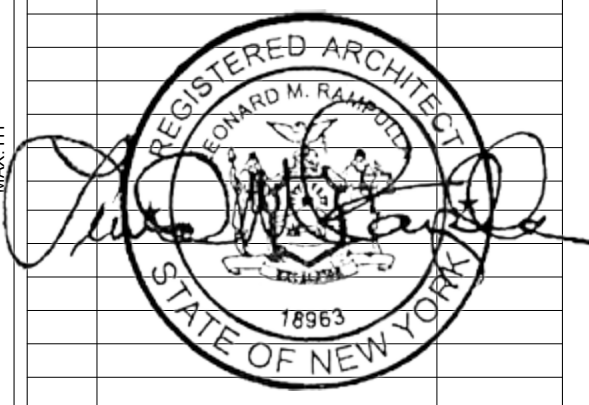
[CLICK HERE TO VIEW THE RENDERING FILE](#)



### NOTES

- All work and site conditions shall substantially conform to drawings filed at BSA.
- All partitions and exits shall be as approved by DOB.
- DOB shall ensure compliance with all other applications provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plan(s) /configuration(s) not related to relief granted.
- No structural review was part of the BSA review scope. As a minimum, evaluation of the Structural Integrity of the subject building shall be performed by the project structural engineer to ensure the subject building is and will be safely capable of withstanding proposed development loads in accordance with all applicable Codes and regulations. Such structural integrity evaluation shall be reviewed & approved by the NYC DOB.
- All additions, demolition and /or repair/retrofitting work to be done on, or around the subject building, if any, shall be performed in such a way to ensure structural stability of the subject building and adjacent properties are maintained in accordance with all applicable codes and regulations.
- Window/wall attenuation with an OITC of 31 dB(A) shall be provided along all building facades. Alternate means of ventilation would be incorporated into the building in order to maintain a closed window condition.
- If all applicable laws and regulations permit the use of fossil fuel for the hot water system at the premises and the applicant proposes to use fossil fuel for such system, then the system shall utilize a natural gas system.
- HVAC type shall comply with applicable laws and regulations as determined by DOB and other relevant agencies.
- All bulkhead work shall be completed in accordance with NYSDEC and US Army Corp of Engineers regulations and permits as required.
- A visual corridor, waterfront public access and shore public walkway will be provided in accordance with waterfront regulations in Article VI, Chapter 2 of the NYC Zoning Resolution and subject to the review and approval of the City Planning Commission as required.
- No recreational in-water access are proposed as part of the Proposed project.
- Sidewalk improvements are for illustrative purposes as part of the Proposed Project.
- The applicant is required to submit Builders Pavement Plan (BPP) and all required drawings as per NYC DOT specification for NYC DOT review and approval.
- The Board's approval of the instant plans does not constitute any waiver of any flood regulations that may apply to the Premises. The applicant must comply with all applicable flood regulations, including Article 6, Chapter 4, of the Zoning Resolution and Appendix G of the Building Code, as reviewed and approved by the Department of Buildings.
- An E-designation (E-910) has been placed on the zoning map pursuant to section 11-15 of the NYC Zoning Resolution for the subject property. Further hazardous materials assessments should be coordinated through the Mayor's Office of Environmental Remediation.

No.	Revisions	Date
1	Prop. rendering was included on sheet 14	10.03.2023
2	BSA notice of comments 9/29/2023	01.22.2024
3	As of right - Banquet hall & storage bldg.	06.12.2024
4	BSA hearing 05/07/2024	08.21.2024
5	BSA hearing 02/03/2025	02.03.2025
6	BSA hearing 03/11/2025	06.25.2025
7	BSA hearing 10/21/2025	12.23.2025
8	Revisions to notes as per EAS comments	03.31.2026
9	Revisions to notes	04.09.2026



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Project title :  
**PROPOSED MULTIPLE DWELLING**  
191 EDGEWATER STREET  
STATEN ISLAND, NY

Drawing title :  
**PROPOSED CONDITIONS ELEVATIONS**  
BSA CAL # 2023-36-BZ

Drawn by: AG	Date: 08.21.2024	<b>BSA 27</b>
Checked by: JO		
Project : 21-018		27 of 31

*Current BSA plan set - proposed elevations for 191 Edgewater Street. Source: Rampulla Associates / BSA plan set provided by seller/broker.*

*Core Thesis: BSA approval is in place for residential conversion of a substantial waterfront concrete industrial building, creating a flexible free-market rental or condominium opportunity with meaningful adaptive-reuse cost savings, parking support at 190 Edgewater, and optional 467-m tax-abatement upside for rental developers.*



### Rare North Shore Waterfront Adaptive-Reuse Opportunity

A rare opportunity to acquire and reposition a substantial waterfront industrial building along Staten Island's evolving North Shore. The site combines scale, waterfront identity, historic character, and residential conversion approval in a market where large adaptive-reuse opportunities are scarce.



### BSA Approval in Place for Residential Conversion

The property benefits from BSA approval allowing conversion of an existing manufacturing building to residential use in an M3-1 zoning district.



### Preliminary 101-Unit Residential Plan

The current plan set demonstrates a 101-unit multiple dwelling program within the existing 191 Edgewater structure. The plan includes approximately 79,833.81 SF of proposed zoning floor area (not including the first floor which must be set aside for parking, and storage uses due to flood plane), approximately 60,343 SF of scheduled residential unit area, and a 101-space parking solution split between 191 and 190 Edgewater.



### Flexible Unit Count and Layout Optionality

The preliminary plan is a proof-of-concept, not the only possible residential layout. Purchasers can evaluate alternate layouts, unit counts, unit sizes, rentable/saleable area efficiency, amenities, and interior configurations within the existing envelope, subject to agency review and final approvals.



### Free-Market Residential Upside

The BSA residential approval does not mandate an affordability requirement. This allows purchasers to underwrite a free-market rental or condominium conversion, while separately evaluating whether a tax incentive such as 467-m should be pursued for a rental strategy.



### 467-m Tax-Abatement Optionality for Rental Developers

467-m may provide meaningful tax-abatement optionality for a rental conversion of the existing non-residential building. If elected and approved, the program can provide partial real estate tax exemptions in exchange for affordability and compliance requirements, potentially improving stabilized rental economics.



### Existing Concrete Structure Reduces Development Costs

Unlike a ground-up development site, 191 Edgewater offers a substantial existing concrete structure with high ceilings averaging approximately 13 feet and large floor plates. A purchaser may be able to reuse portions of the foundation, frame, floors, and envelope, reducing hard costs and shortening the development timeline. All structural reuse assumptions should be independently verified by purchasers.



### Ground Floor Suitable for Parking, Storage, Mechanical, and Accessory Uses

The ground level is below the applicable flood elevation and is therefore set aside for parking, storage, mechanical, access, lobby, and other accessory uses rather than residential occupancy. The current plans note Zone AE/BFE conditions, a minimum design flood elevation of 15 feet, and a wet-flood-proofed first floor.



### Parking Requirement Solved Across Both Parcels

The current plan requires and provides 101 parking spaces, equal to one space per apartment. The plan allocates 44 spaces on-site at 191 Edgewater and 57 spaces within the 190 Edgewater parking structure/lot arrangement.



### 190 Edgewater Adds Land Value and Future Development Optionality

190 Edgewater is not merely a parking support parcel. It also provides separate land value, parking-income potential, and possible future commercial/manufacturing development optionality under M3-1 zoning. Purchasers may evaluate the parcel as part of an integrated 191/190 strategy or as a standalone commercial development component.



### As-of-Right M3-1 Commercial / Manufacturing Potential

The underlying M3-1 zoning provides additional as-of-right commercial/manufacturing optionality. This potential should be evaluated separately from the BSA residential conversion plan.



### Market Rent and Condo Sellout Upside

Uploaded market research supports rental underwriting of approximately \$57.50 to \$60 per RSF per year for an efficient apartment plan and a high-case condo sellout range of approximately \$580 to \$650 per sellable SF, with premium lines potentially above that level.



### Proven Waterfront Residential Benchmark Nearby

Nearby Urby at New Stapleton Waterfront and The Residences at Lighthouse Point help demonstrate market acceptance for modern waterfront rental products on Staten Island, while The Accolade, The Pointe, and 80 Bay Street Landing provide relevant waterfront condo pricing benchmarks.



### North Shore Public Investment and Waterfront Momentum

The North Shore continues to benefit from major public investment and waterfront planning, including public open space, esplanade infrastructure, new housing, retail, and transit-oriented improvements across the broader Stapleton/St. George waterfront corridor.



### Historic Industrial Repositioning Story

191 Edgewater carries a strong adaptive-reuse narrative as a long-vacant waterfront industrial building associated with Staten Island's former Wrigley chewing gum factory history. The opportunity to convert a recognizable industrial asset into a modern waterfront residential address gives the offering a distinctive placemaking story.

## PRIMARY UNDERWRITING PATHS

EXECUTION PATH	PRIMARY VALUE DRIVERS
Free-market rental conversion	Market rent PSF, operating expenses, parking and ancillary income, cap rate, construction cost, financing cost, and reuse savings from the existing structure.
Condominium / for-sale conversion	Sellout PSF, saleable area, parking/storage revenue, sales and marketing costs, developer margin, and target absorption.
467-m rental conversion	Tax-abatement value, required affordability, rent mix, HPD compliance, and long-term stabilized NOI.
M3-1 commercial/manufacturing optionality	Additional as-of-right C/M zoning floor area, waterfront zoning, flood constraints, access, parking, and commercial demand.
190 Edgewater standalone contribution	Land value, 57-space parking-income value, and potential future commercial/manufacturing development optionality.

## HIGH-END MARKET SUPPORT FOR DEVELOPER UNDERWRITING

SCENARIO	PROJECTION	COMMENT
Rental high case	Approx. \$4.90/RSF/month gross, or \$58.80/RSF/year annualized	60,343 SF current scheduled unit area x \$58.80 = approx. \$3.55M annual gross residential rent before parking/ancillary income.
Rental premium lines	Approx. \$5.55/RSF/month for efficient studio/alcove or premium lines, or \$66.60/RSF/year annualized	Best-line rental premium supports additional up-side.
Condo high case	Approx. \$580-\$650/sellable SF blended	60,343 SF current scheduled unit area x \$600/SF = approx. \$36.2M residential sellout before parking/storage premiums.
Condo best lines	Approx. \$650+/sellable SF for best corner, upper-floor, terrace, or water-view product	Best line condo pricing supports additional up-side.

ITEM	191 EDGEWATER	190 EDGEWATER	COMBINED / NOTES
Address	191 Edgewater Street, Staten Island, NY 10305	Edgewater Street, Staten Island, NY 10305	Two-parcel offering
Block / Lot	Block 2820 / Lot 132	Block 2827 / Lot 50	Per public-record workbook
Tax Class	Class 4	Class 4	Commercial tax class
Zoning	M3-1	M3-1	M3-1 throughout
Lot Area	128,140 SF	13,100 SF	141,240 SF total
Lot Dimensions	Approx. 132 ft x 968 ft	Approx. 74 ft x 149 ft	Buyer to verify
Existing Building	7-story general warehouse	Vacant land	191 contains primary structure
Year Built	1917	N/A	Buyer to verify
Public-Record Gross Building Area	122,250 SF	0 SF	122,250 SF total
Building Class	E1 / General Warehouse	V1 / Vacant Land	Per public-record workbook
Flood Zone	Yes	Yes	Waterfront/flood compliance required
Coastal Zone Boundary	Yes	Yes	Waterfront review considerations
Greater Transit Zone	Yes	Yes	Per public-record workbook
MIH	No	No	Per public-record workbook
UAP	Not available	Not available	Per public-record workbook
2026 Market Value	\$2,544,000	\$723,000	\$3,267,000
2026 Billable Assessed Value	\$1,059,390	\$268,963	\$1,328,353
2026 Annual Property Tax	\$114,923	\$29,177	\$144,100

Source note: Public-record zoning and tax workbooks provided by seller/broker, supplemented by public-property records where available. All figures should be independently verified by purchasers.

## AS-OF-RIGHT M3-1 COMMERCIAL / MANUFACTURING POTENTIAL

ITEM	191 EDGEWATER	190 EDGEWATER	COMBINED
Lot Area per public-record workbook	128,140 SF	13,100 SF	141,240 SF
M3-1 FAR per workbook	2.0	2.0	2.0
C/M ZFA per workbook	256,280 SF	26,200 SF	282,480 SF
Existing building area credited in workbook	122,250 SF	0 SF	122,250 SF
Remaining C/M ZFA per workbook	134,030 SF	26,200 SF	160,230 SF

The as-of-right commercial/manufacturing zoning floor area figures are based on public-record zoning data and are separate from the BSA residential conversion plan. Purchasers should independently verify zoning floor area, waterfront zoning constraints, seaward/upland lot treatment, flood-zone limitations, bulk, access, parking, and all agency approvals.

PERIOD	NON-MPDA PROPERTY TAX EXEMPTION
Construction Period (3 years)	100%
Years 1–25	65%
26th Year	50%
27th Year	40%
28th Year	30%
29th Year	20%
30th Year	10%

### Eligibility Requirements

- Pre-conversion certificate of occupancy (CO) is for commercial, manufacturing, or other non-residential for at least 90% of aggregate floor area
- Hotels excluded
- Must convert to rental
- Must convert to at least 6 multiple dwelling units
- Commence construction after 12/31/2022 and by 6/30/2031
- Completion by 12/31/2039

### Affordability Requirements

- 25% of units at weighted average of 80% AMI
- 5% of such units at 40% AMI
- 3 income bands, not to exceed 100% AMI
- Affordable units rent stabilized permanently

### Benefit Calculation

- No “mini tax”
- Exemption is off of the property tax

# RESIDENTIAL CONVERSION PROGRAM SUMMARY

ITEM	CURRENT PLAN DATA
BSA Calendar	2023-36-BZ
Proposed Use	Multiple dwelling
Proposed Units	101 units
Proposed Zoning Floor Area	79,833.81 SF
Scheduled Residential Unit Area	Approx. 60,343 SF
Fitness Area	2,086.6 SF
Proposed FAR	1.72
Max FAR per BSA plan calculation	2.0
Existing FAR per BSA plan	2.15, existing non-complying
Parking Required / Provided	101 spaces / 101 spaces
On-Site Parking at 191 Edgewater	44 spaces
Parking at 190 Edgewater	57 spaces
Accessible Units	7 units
Flood Zone / BFE	Zone AE / BFE 13
Minimum Design Flood Elevation	15 feet
Ground Floor	Wet flood proofed; parking / accessory / mechanical / storage orientation

**LEGEND**

- EXISTING
- EXIST TO REMAIN
- EXIST TO BE REMOVED

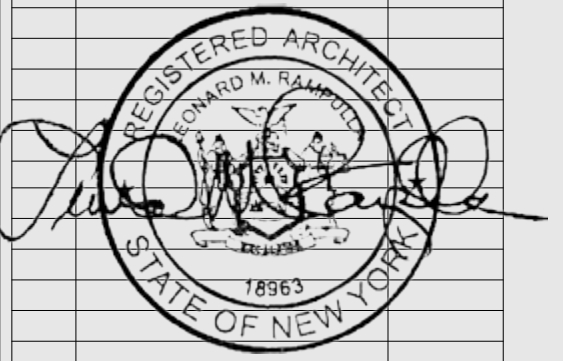
**UNIT CALCULATION - TABLE 1**

FLOOR	2ND	3RD	4TH	5TH	6TH	7th	units
ONE BEDROOM	19	23	23	1	1	1	68
TWO BEDROOM	2	2	2	1	1	1	9
STUDIO	0	0	0	8	8	8	24
TOTAL APARTMENTS	21	25	25	10	10	10	101

**UNIT CALCULATION - TABLE 2**

UNIT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	FITNESS AREA	UNITS PER FL.	
2ND FL.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	563.7 SQ. FT.	2,086.6 SQ. FT.	21
3RD FL.	628.6 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	25
4TH FL.	628.6 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	543.0 SQ. FT.	25
5TH FL.	567.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	10
6TH FL.	567.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	10
7TH FL.	567.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	510.0 SQ. FT.	10
TOTAL																												101 TOTAL UNITS

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**ra** rampulla associates architects, I.I.P.

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Project title :  
**PROPOSED MULTIPLE DWELLING**  
191 EDGEWATER STREET  
STATEN ISLAND, NY

Drawing title :  
**PROPOSED CONDITIONS FLOOR PLATE DIAGRAM BSA CAL # 2023-36-BZ**

Drawn by: AG	Date: 08.21.2024	<b>BSA 23</b>
Checked by: JO		
Project : 21-018		23 of 31

Current BSA plan set - floor-plate diagrams and unit calculation tables. The current plan is a proof-of-concept and can be reconfigured by purchasers subject to approvals.

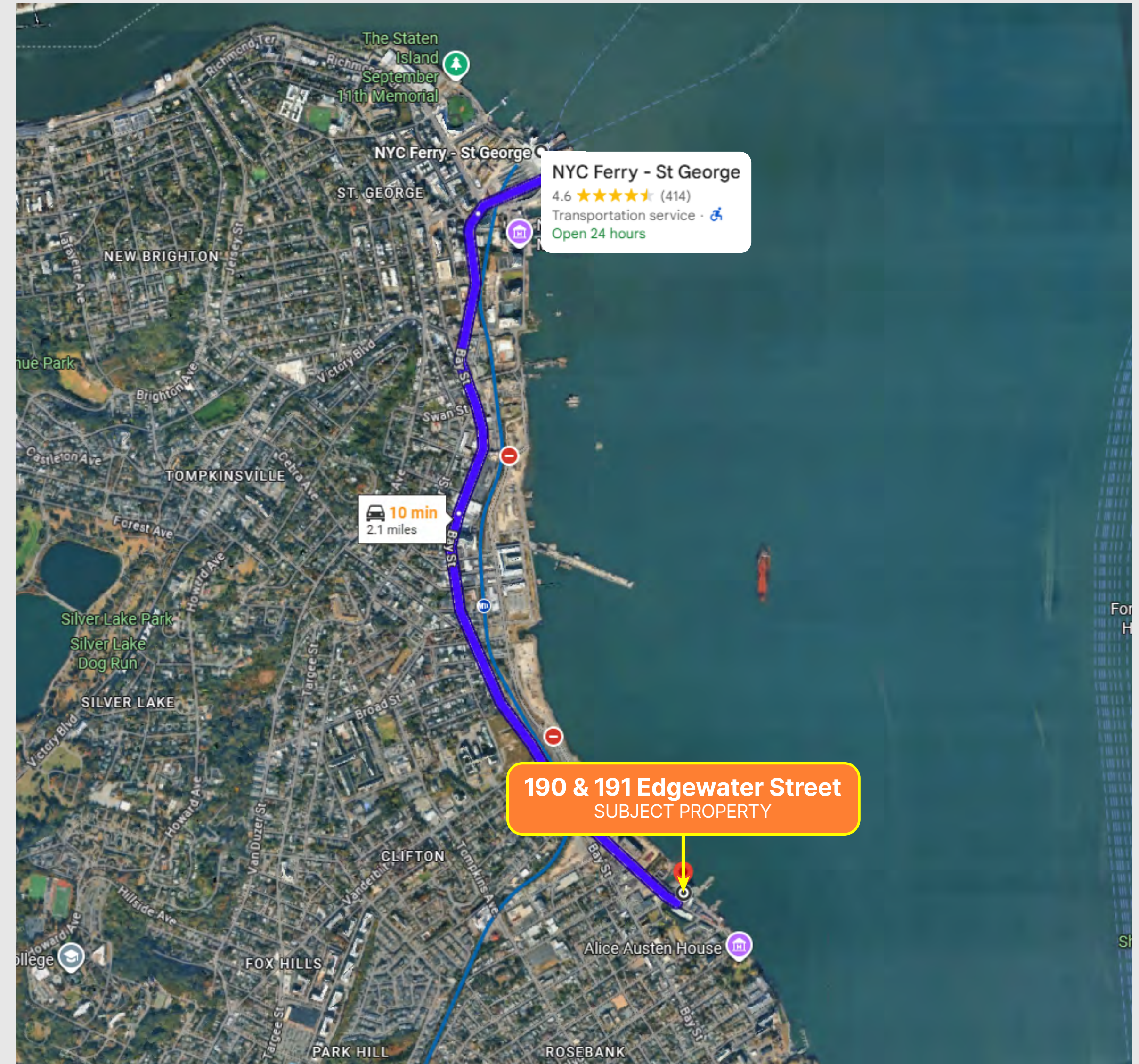
191 Edgewater is a transit-anchored waterfront opportunity on Staten Island's North Shore, sited in Rosebank between the ferry-front energy of St. George to the north and the residential momentum of Stapleton to the south. The St. George district anchors the corridor with Empire Outlets, the St. George Theatre, the National Lighthouse Museum, and the mixed-use Lighthouse Point development. Staten Island Urby and the broader New Stapleton Waterfront extend the amenity story with a café-and-amenity campus, pool, fitness and work-from-home spaces, and an expanding esplanade. Rosebank itself contributes neighborhood-scale convenience and immediate access to Alice Austen House and Park. With its anticipated bay-facing exposures, the conversion places residents at the center of a strengthening North Shore lifestyle corridor.













### TRANSIT HIGHLIGHTS

- St. George Ferry Terminal:** Approximately 15 minutes from 191 Edgewater (8-minute walk to Clifton plus 7-minute SIRR ride). Three direct ferry services depart from a single terminal.
- Lower Manhattan via Free Staten Island Ferry:** Approximately 45 to 60 minutes door-to-door to Whitehall with subway connections onward. 24-hour service, no fare.
- Manhattan West Side via NYC Ferry:** Direct service to Battery Park City (approximately 40 to 50 minutes door-to-door) and Midtown West at Pier 79 (approximately 55 to 70 minutes). The only single-seat ferry to Midtown, with free Midtown shuttle buses at the landing.
- Brooklyn via NYC Ferry (NEW, December 2025):** Direct service to Bay Ridge (approximately 30 to 45 minutes door-to-door), Atlantic Avenue at Brooklyn Bridge Park, and Pier 11/Wall Street. The first direct Staten Island to Brooklyn ferry in over six decades; free transfers at Pier 11 extend the network to DUMBO, Hunters Point, and Astoria.
- Vehicular Access:** Direct connectivity via Bay Street, Hylan Boulevard, I-278, and the Verrazzano-Narrows Bridge to Brooklyn, Manhattan, and the broader New York City region.

**NYC Ferry - St George**  
4.6 ★★★★★ (414)  
Transportation service · ♿  
Open 24 hours

**Clifton**  
4.1 ★★★★★ (40)  
Train station · ♿  
SIR

### REGIONAL FERRY NETWORK

- Free Staten Island Ferry**  
St. George Terminal → Whitehall Terminal (Lower Manhattan)  
- 25 Minutes
- NYC Ferry St. George Route, West Leg**  
St. George Terminal → Battery Park City (Vesey Street)  
- 30 Minutes
- NYC Ferry St. George Route, East Leg**  
St. George Terminal → Bay Ridge (American Veterans Memorial Pier)  
- 11 Minutes

# OFFERING MEMORANDUM

## **191 EDGEWATER STREET, STATEN ISLAND, NY 10305**

122,250 SF NORTH SHORE STATEN ISLAND WATERFRONT INDUSTRIAL WITH BSA APPROVAL FOR RESIDENTIAL CONVERSION

### PRESENTED BY

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