

DEVELOPMENT SITE · FOR SALE

A BOUTIQUE POWERHOUSE FOR COMMERCIAL EXPERTISE & RESIDENTIAL RESULTS

51 Barry St

51 Barry Street · Staten Island, New York

# Build from 5 townhouses up to a **12-dwelling-unit building** with parking.

A **14,427 SF** single-lot development canvas on Staten Island's South Shore — entitled for a fast, as-of-right-for-sale build, and positioned for a **higher-density** redevelopment.

LOT AREA

**14,427 SF**

DIMENSIONS

**80 × 177 ft**

ZONING

**R3-2**

BLOCK / LOT

**7066 / 24**

01 A clean canvas with built-in optionality

51 Barry Street is a rare, single-tax-lot development parcel of **14,427 square feet** in one of the last stretches of buildable land on Staten Island's growing South Shore. The site offers a buyer two clear paths to value: a **fast, as-of-right build of five for-sale townhomes**, or a **higher-density program of up to twelve dwelling units with parking**. No assemblage. No partners. One decision.

|                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Downside protected, upside open</li></ul> <p>The as-of-right townhome plan can be executed with no variance or rezoning — the fastest, lowest-risk path to market — while a higher-density pathway keeps a larger multifamily program on the table.</p> | <ul style="list-style-type: none"><li>Genuine land scarcity</li></ul> <p>Contiguous, developable lots of this scale have become increasingly hard to source on the South Shore, where established residential fabric leaves little raw land.</p> |
| <ul style="list-style-type: none"><li>Regional connectivity</li></ul> <p>Minutes from Route 440 / the West Shore Expressway and the Outerbridge Crossing to New Jersey — infrastructure that supports both resident demand and construction logistics.</p>                                    | <ul style="list-style-type: none"><li>Durable for-sale demand</li></ul> <p>The South Shore's owner-occupier market has stayed resilient against constrained new supply — a favorable backdrop for a townhome or condominium delivery.</p>        |

| Offering Snapshot                                             |                                                        |                                                | \$1,400,000 |
|---------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------|-------------|
| <p>ADDRESS</p> <p>51 Barry Street Staten Island, NY 10309</p> | <p>NEIGHBORHOOD</p> <p>Rossville South Shore</p>       | <p>BLOCK / LOT</p> <p>7066 / 24</p>            |             |
| <p>LOT AREA</p> <p>14,427 SF 0.33 acres</p>                   | <p>LOT DIMENSIONS</p> <p>±80 × 177 ft</p>              | <p>ZONING</p> <p>R3-2 General Residence</p>    |             |
| <p>AS-OF-RIGHT YIELD</p> <p>5 townhomes</p>                   | <p>UPSIDE YIELD</p> <p>Up to 12 units with parking</p> | <p>MAX ZFA (BASE)</p> <p>±7,213 SF 0.5 FAR</p> |             |



02 Property overview

A rectangular interior lot with **±80 feet of frontage** on Barry Street and a deep **±177-foot** lot line — proportions that comfortably accommodate a row of townhomes, or a single multifamily building with an on-site parking court.



Site characteristics

|               |                       |
|---------------|-----------------------|
| Lot area      | 14,427 SF (0.33 ac)   |
| Frontage      | ±80 ft · Barry Street |
| Lot depth     | ±177 ft               |
| Lot type      | Interior, rectangular |
| Street width  | 40 ft (Barry Street)  |
| Configuration | Single tax lot        |

Position & context

|                 |                            |
|-----------------|----------------------------|
| Borough         | Staten Island              |
| Submarket       | South Shore                |
| Adjacent uses   | Residential / civic        |
| Nearby corridor | Rosville Ave (C1-2)        |
| Highway access  | Route 440 / W. Shore Expwy |
| To New Jersey   | Via Outerbridge Crossing   |

WHY THE SHAPE MATTERS

The 80-foot frontage divides cleanly into a five-across townhome row (±16 ft per home), while the 177-foot depth leaves ample room behind the building line for required yards, a parking court, and rear open space — the same depth that makes a stacked multifamily-with-parking scheme physically workable on the upside case.

05 Two ways to build value

BASE CASE · AS-OF-RIGHT

5

for-sale townhomes

Attached / semi-detached homes built entirely within the existing R3-2 envelope. **No variance or rezoning required.**

Fastest, lowest-risk path to market

VALUE-ADD · HIGHER DENSITY

12

dwelling units + parking

A single 3-story multifamily building with parking — a higher-density redevelopment of the site.

Subject to zoning verification & buyer due diligence

UPSIDE

R3-2 zoning parameters

|                         |                                                                                                  |
|-------------------------|--------------------------------------------------------------------------------------------------|
| Zoning district         | R3-2 — General Residence (lowest-density district permitting multiple dwellings)                 |
| Maximum residential FAR | 0.50 — increasable by an attic allowance of up to 20% for space beneath a pitched roof           |
| Max lot coverage        | 35% (1-2 family); up to 80% for multiple-dwelling, interior lots under current Zoning Resolution |
| Height (base envelope)  | 21 ft perimeter wall, before sloping / setback to a 35 ft maximum building height                |
| Minimum lot width       | 40 ft (detached) · 18 ft (semi-detached / attached)                                              |
| Parking                 | Per applicable Staten Island zoning; accommodated on-site                                        |

AS-OF-RIGHT BUILDABLE MATH

Lot area

Base residential FAR

Maximum zoning floor area

Plus up to 20% attic allowance

Beyond the base as-of-right yield, the site's scale supports a higher-density redevelopment of up to twelve dwelling units with parking. This upside is subject to the buyer confirming the full zoning envelope with its own architect and zoning counsel.

14,427 SF

× 0.50

± 7,215 SF

≈ 8,656 SF usable

## 04 Staten Island's growth frontier

The South Shore is where Staten Island still builds. Rossville sits inside an established owner-occupier fabric of one- and two-family homes and townhomes, anchored by neighborhood civic and retail uses — the kind of stable, family-driven demand base that supports a for-sale delivery.

## Access

**Route 440 / West Shore Expressway** is minutes away, with the Outerbridge Crossing linking directly to New Jersey — a rare combination of borough and regional connectivity.

## Everyday retail

A **C1-2 commercial corridor** along Rossville Avenue puts everyday convenience within reach of the site.

## Supply

Constrained developable land keeps **new-construction supply tight** across the South Shore, supporting pricing power on delivery.

## Trajectory

Recent zoning reforms increasingly direct **new residential capacity** toward transit-adjacent, lower-density areas like this one.



Zoning & tax map — subject lot (blue), R3-2 district. Block 7066, Lot 24.

## THE ONE-LINE THESIS

Buy a scarce, well-located South Shore lot with a protected as-of-right base plan — and hold the option to build materially more. Downside defined, upside earned.

## NEXT STEPS

### 05 Make an offer

51 Barry Street is offered at **\$1,400,000**. Ownership will review qualified offers on price, structure, and certainty of close. To request the full diligence package, arrange a site walk, or discuss terms, contact the listing agent below.



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