

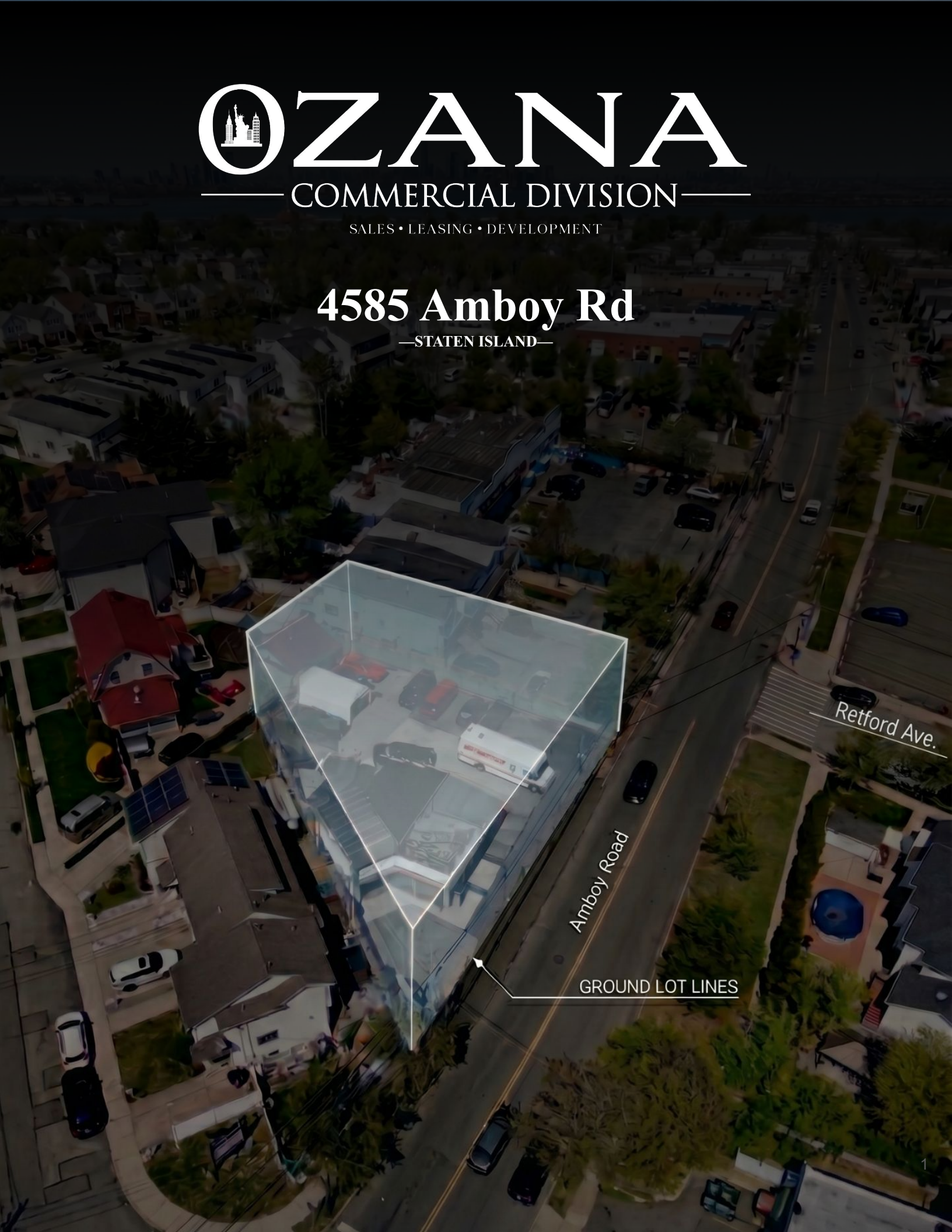
OZANA

— COMMERCIAL DIVISION —

SALES • LEASING • DEVELOPMENT

4585 Amboy Rd

—STATEN ISLAND—



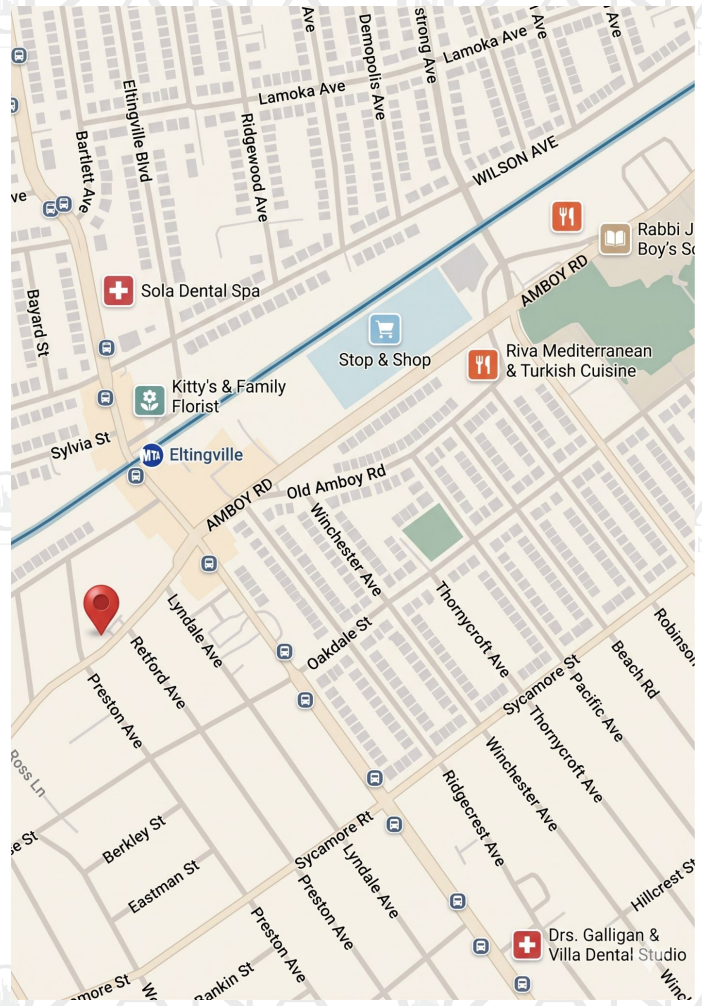
Amboy Road

Retford Ave.

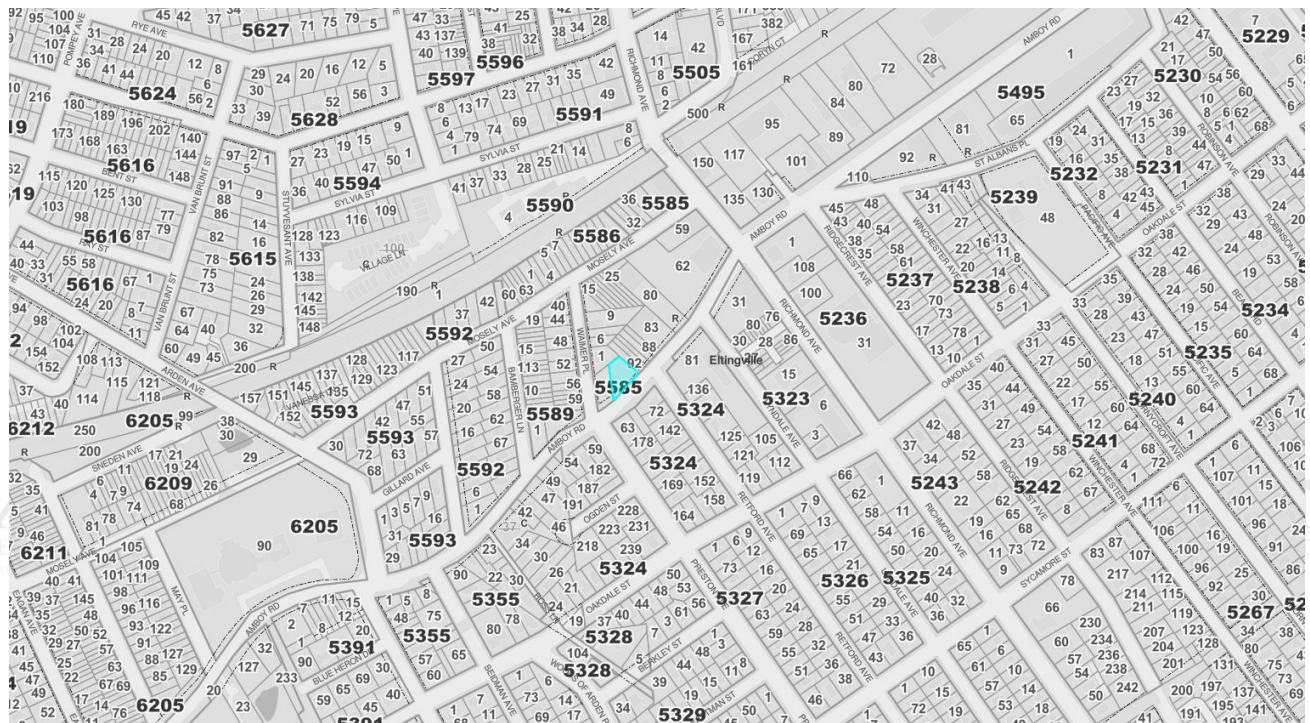
GROUND LOT LINES

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



Site Overview

4585 Amboy Road presents a rare opportunity to acquire a turn-key, freestanding automotive repair facility situated on a high-visibility corner lot in the heart of Eltingville, Staten Island. The property features a specialized building designed for high-volume service, boasting high ceilings, multiple bays, and heavy power capacity suitable for mechanical repair or collision services. Located on a prominent triangular lot with significant frontage along one of the South Shore's busiest commercial corridors, the site ensures a steady stream of "drive-by" clientele and provides unparalleled brand exposure for any automotive operator.

The asset is distinguished by its expansive 8,475 SF footprint, offering a level of on-site vehicle staging and secure outdoor storage that is increasingly difficult to find in the local market. As an established Building Class G2 facility, it benefits from a legal non-conforming status, creating a competitive advantage by bypassing the modern zoning hurdles that limit new automotive competition in the area. With its proximity to the Eltingville SIRT station and major thoroughfares, this property is a "plug-and-play" asset for an owner-operator or an investor seeking a high-demand, recession-proof commercial property.

Existing Property Conditions



Tenant Overview

Tenant Profile

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

Lease Details

- **Current Rent:** \$6,300 per month
- **Annualized Gross Income:** \$75,600 per year
- **Lease Term:** Month-to-month
- **Property Taxes:** Tenant Reimburses
- **Rent per Square Foot:** \$50.40 / 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 Rights 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

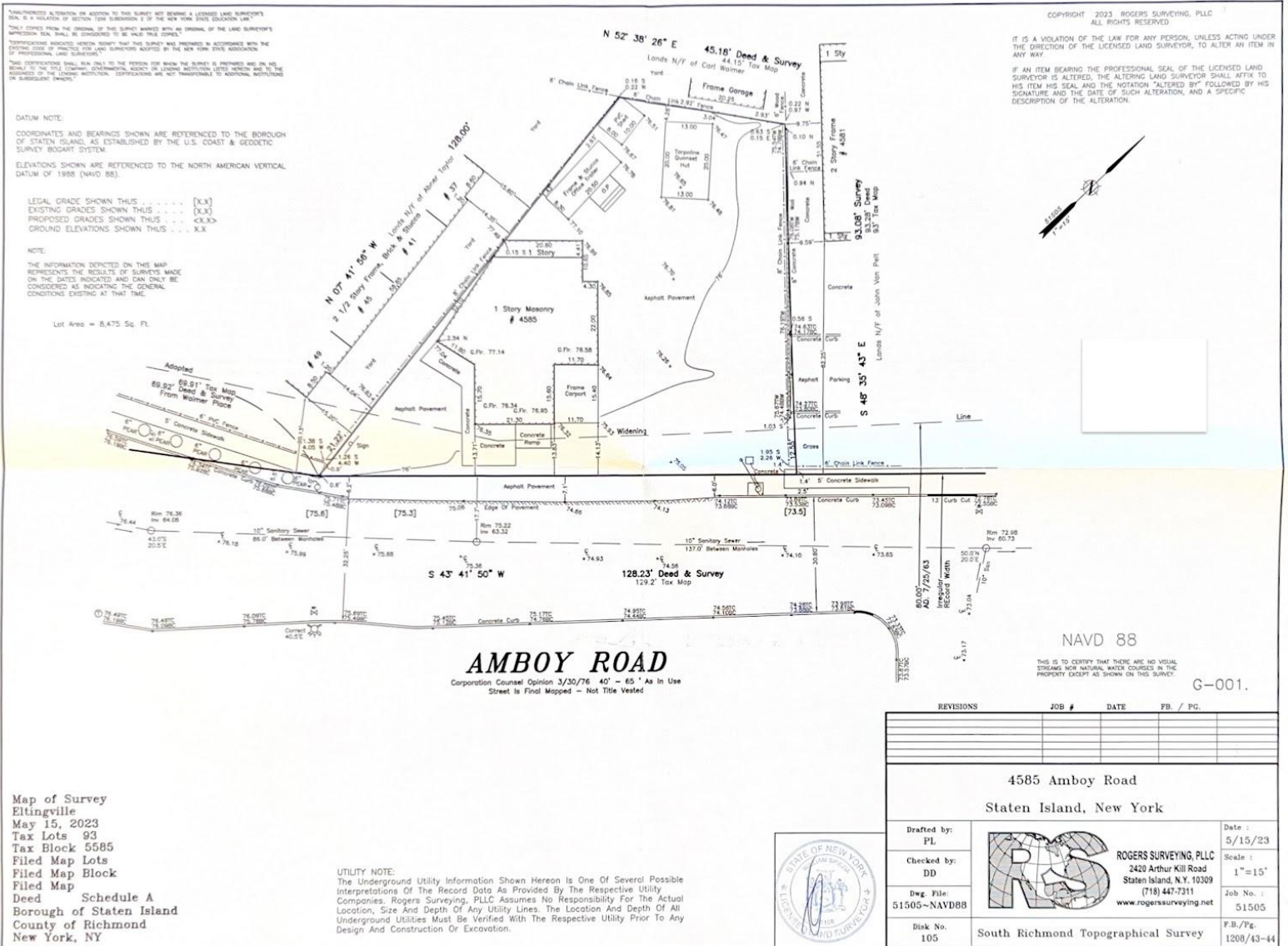
4585 Amboy Road sits centrally in the Eltingville corridor on Staten Island’s South Shore—a short walk to the local rail and minutes to the Richmond Avenue commercial hub. This highly accessible, transit-connected pocket draws steady demand from commuters and renters, offering straightforward access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



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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