

Development Opportunity

32 & 40 Bay St

St. George, Staten Island, NY 10301



ASKING PRICE: AVAILIABLE UPON REQUEST



Location:	On the left side of Bay Street between Hyatt Street and Slosson Terrace.
Block/Lot	5 / 95 & 92
Zoning:	C4-2
FAR:	3.4
Lot Size:	125 x 100' (approx.)
Lot Sq Ft:	12,500 Sq Ft (approx.)
Total Buildable Sq Ft:	42,500 Sq Ft (approx.)
Building Frontage:	123' (approx.)
Building Sq Ft:	5,132 Sq Ft (approx.)
40 Bay St Taxes:	\$11,413 ('16/'17) (approx.)
32 Bay St Taxes:	\$8,292 ('16/'17) (approx.)

Property Highlights

- 12,500 Sq Ft lot development site zoned C4-2 allowing up to 42,500 buildable square feet for both commercial and residential developments.
- Property is currently occupied by Karl's Klipper Restaurant
- Equipped for a Restaurant
- Located conveniently outside of the St. George Ferry Terminal and all major upcoming developments that includes Lighthouse Point, NYC's First Outlet Mall and New York Wheel.



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