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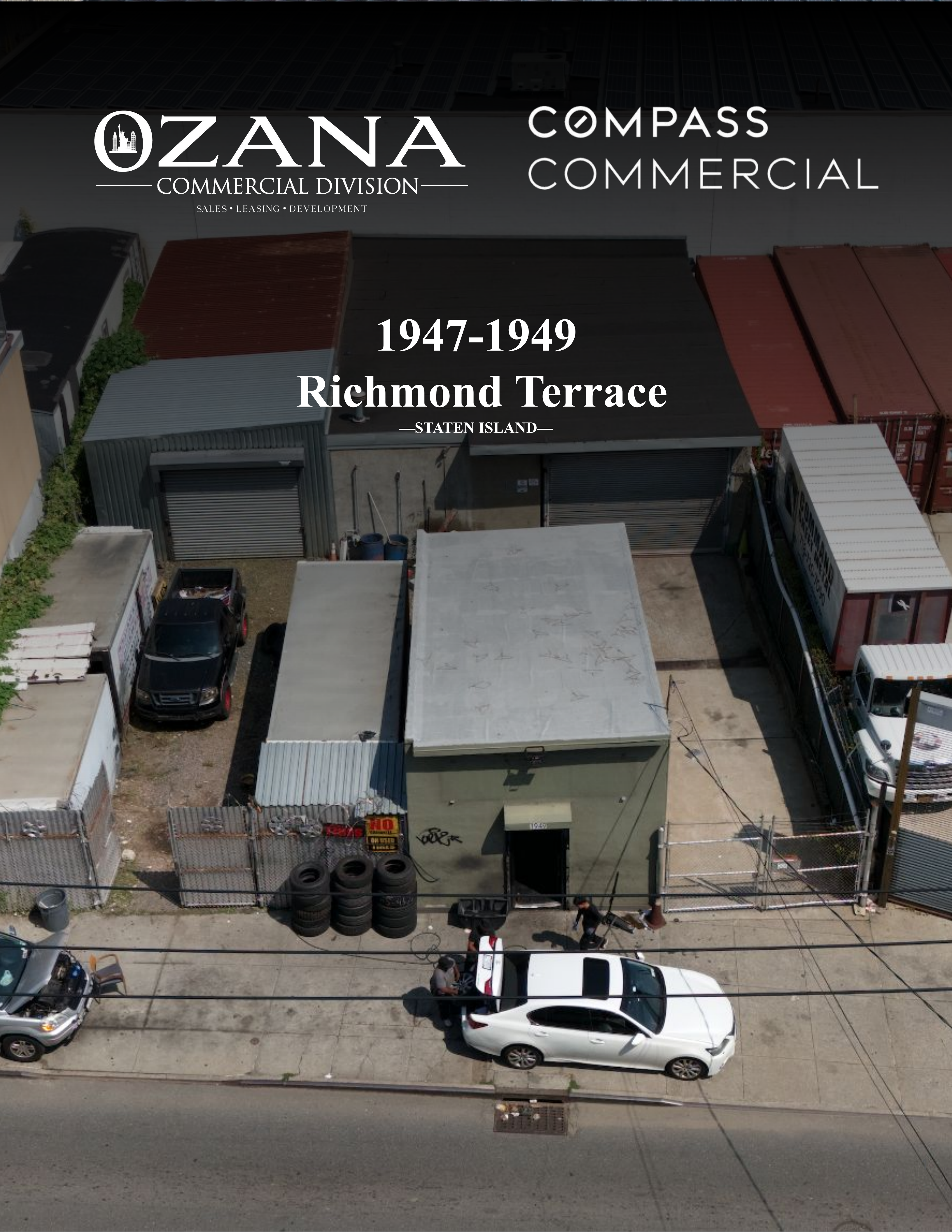
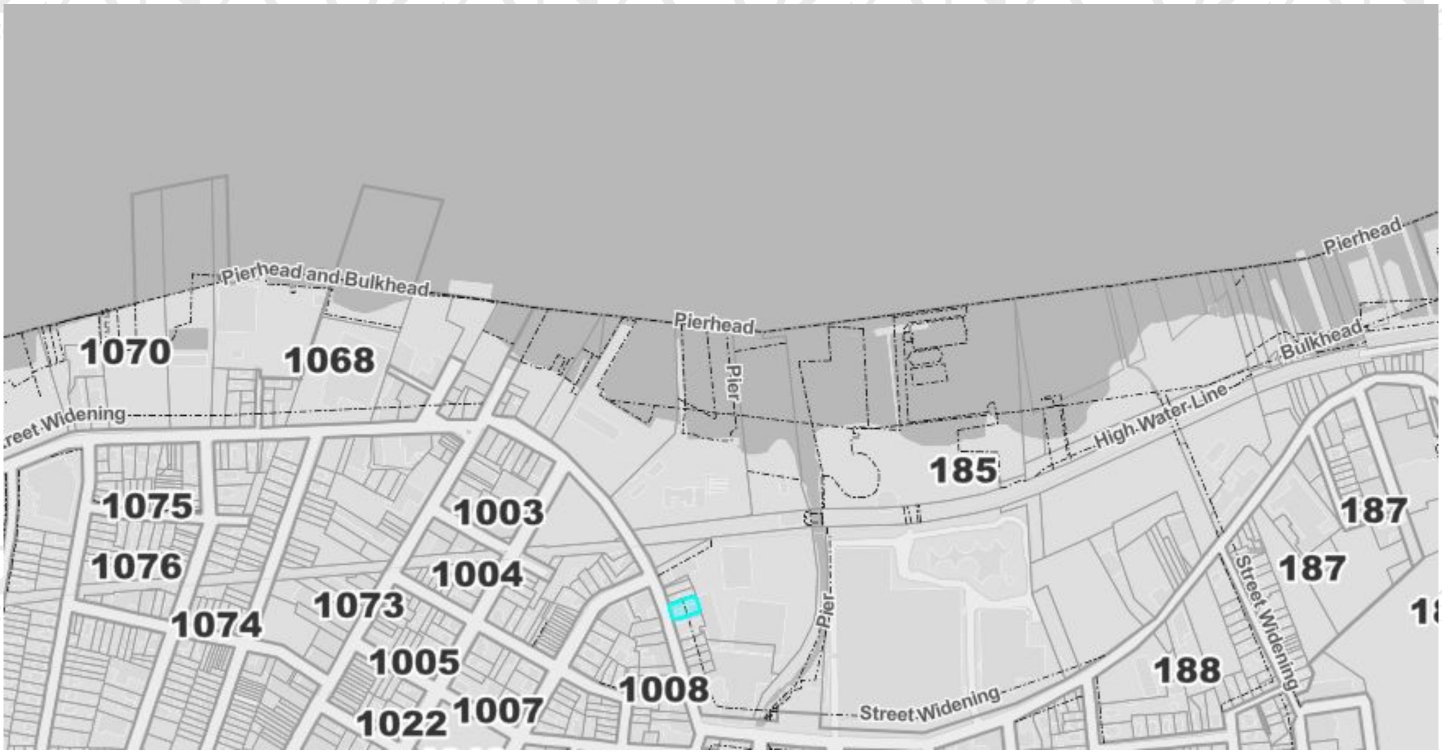


1947-1949 Richmond Terrace

—STATEN ISLAND—

Property Description

1947-1949 Richmond Terrace	
NEIGHBORHOOD:	PORT RICHMOND
BLOCK & LOT:	185-520
LOT DIMENSION:	30 X 97
LOT SF:	5,940
GROSS FLOOR AREA:	3,237
YEAR BUILT	1950
ZONING:	M1-1
AVAILABLE AIR RIGHTS:	2,703
TAX CLASS:	4
ANNUAL TAX BILL:	$17,114.89
ASKING PRICE:	$850,000
PER SQUARE FOOT:	$262.59



Property Overview

Versatile Industrial Property Rarely Offered

1947–1949 Richmond Terrace presents a rare opportunity to acquire a well-located industrial property along Staten Island's rapidly evolving North Shore. Situated on a 5,940 SF lot with 60 feet of frontage directly on Richmond Terrace, the site is improved with two single-story light-manufacturing buildings totaling approximately 3,237 square feet, complemented by a gated, open-yard component.

Positioned within one of the borough's most active industrial submarkets, the property benefits from excellent access to the West Shore and Staten Island Expressways, the Bayonne Bridge, and the surrounding deep-water port. The North Shore continues to attract significant investment, positioning these assets for long-term appreciation.

Condition Delivered

- Property consists of 3 total buildings: Two warehouses with overhead doors and one front office building with restroom.
- Property will be delivered cleared of all vehicles, trash, trailers and any equipment.
- Current tenant is on a month-to-month lease and operates a tire shop. Property can be delivered vacant.

Location Overview

Prime Location

1947 Richmond Terrace sits in the heart of Staten Island's **Port Richmond industrial corridor** along the Kill Van Kull, one of the North Shore's most established manufacturing, warehouse, and last-mile logistics submarkets. The property offers direct frontage on Richmond Terrace—a primary east–west truck and transit route—placing it minutes from the **Bayonne Bridge**, **NY-440/Martin Luther King Jr. Expressway**, and the deep-water port and terminal infrastructure that anchor demand across the North Shore.

Key Travel Distances (approx.):

- **Port Richmond Avenue retail corridor:** ~0.4 mi | ~8 min walk / ~2 min drive
- **Bayonne Bridge (to NJ / NY-440):** ~1 mi | ~3–4 min drive
- **I-278 / NY-440 (Staten Island & MLK Expressway) access:** ~1.5–2 mi | ~6–8 min drive (traffic-dependent)
- **Goethals Bridge (NJ Turnpike / I-95 access):** ~3.5 mi | ~8–10 min drive
- **St. George Ferry Terminal (to Lower Manhattan):** ~4 mi | ~12–15 min drive; direct bus via Richmond Terrace
- **Verrazzano-Narrows Bridge (Brooklyn access):** ~6 mi | ~15–18 min drive (traffic-dependent)
- **Newark Liberty International Airport:** ~9 mi | ~20–25 min drive (via Bayonne Bridge / NJ Turnpike)

With immediate bridge and expressway connectivity, deep-water port proximity, and steady North Shore industrial demand, 1947 Richmond Terrace is a well-positioned long-term hold with strong last-mile and owner-user appeal.

Site Photos

Site Photos

Demographics

Radius: 1-Mile around 1947-1949 Richmond Terr, Staten Island *(Latest available data — primarily 2023/2024)*

Category	1-Mile Trade Area	North Shore (CD1)
Population	**~31,000**	185,740
Total Households	**~11,000**	65,546
Avg. Household Size	**2.9**	2.8
Median Age	**37 yrs**	40 yrs
Median Household Income	**~$74,000**	$87,700
Median Home Value	**~$545,000**	$615,300
Owner / Renter	**42% / 58%**	45% / 55%
Median Commute	**~44 min**	44 min

Key Takeaways

Port Richmond Industrial Corridor — Logistics-Linked

Direct frontage on Richmond Terrace, a primary North Shore truck route, with minutes to the Bayonne Bridge, NY-440, Goethals Bridge, and Kill Van Kull port/terminal infrastructure — a strong last-mile and owner-user position with regional NJ/NYC reach.

Deep, Diverse Labor Pool

A dense surrounding base (~31,000 within one mile; ~186,000 across the North Shore) that is renter-heavy (~55–60%) and highly diverse, with a large foreign-born share (~35–40%) — a broad, accessible workforce supporting industrial, warehouse, automotive, and service tenancies.

Supply-Constrained Waterfront Industrial

M1-1 land along the Kill Van Kull is effectively irreplaceable; limited North Shore industrial inventory underpins durable rents, low functional vacancy, and long-term appreciation.

Zoning Flexibility (M1-1)

Accommodates a wide range of manufacturing, warehouse, distribution, automotive, and commercial uses, giving an owner-user or investor multiple paths to occupancy — plus value-add repositioning potential on the ±5,940 SF site.

Attainable Incomes, Rising Values

Median household income of ~$74K in the immediate trade area (~$88K across the North Shore) and home values in the ~$545–615K range signal steady upward mobility, continued North Shore reinvestment, and sustained neighborhood-serving commercial demand.

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