

\$1,350,000 - 78-80 Victory, Staten Island

MLS® #489198

\$1,350,000

0 Bedroom, 0.00 Bathroom, 2,486 sqft

Mixed Use / Store & Family

N/A, Staten Island, New York

A Prime Mixed-Use Investment Opportunity in business areas Victory Blvd Excellent location! This one-story, one-family, mixed-use building is situated in the highly desirable Brighton Heights neighborhood, just minutes from the subway station and a busy, high-traffic street. This property is available as a package deal plus next empty lot (80 Victory Blvd), offering a mixed-use building plus an additional empty lot, providing incredible development potential. Building Size: 22' x 75', Zoning: R5 (Potential for expansion or new development) First Floor: Fully operational restaurant tenant, lease active until February 2026. Tenant pays their own water and utilities. Second Floor: Spacious six bedrooms with one and half bathroom apartments, the restaurant Current Rent: \$3,000/monthly(lease ends 2/2026), Tenant pays own utilities, second floor current rent:\$2050/monthly (lease ends 8/2025), Expenses: Insurance: ~5,000 annually, water bill 120/ monthly (only for apartment) Tenants pay all utilities separately ,Separate heating & hot water), The adjacent empty lot (24' x 75') is included in this package deal. Zoned R5, allowing the potential to build up to three additional floors for another mixed-use building. Prime location near subway & major bridge, Busy commercial area with strong foot traffic, Income-generating property with future development potential, Turnkey restaurant tenant & stable residential rental income, this is a rare investment opportunity with excellent cash flow and long-term upside. Contact me



today for more details or to schedule a private showing!

Built in 1931

Essential Information

MLS® #	489198
Price	\$1,350,000
Bathrooms	0.00
Square Footage	2,486
Year Built	1931
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	78-80 Victory
Area	St. George
Subdivision	N/A
City	Staten Island
County	Staten Island
State	New York
Zip Code	10301

Interior

Interior	Hardwood, Tile
Interior Features	Other, Kitchen, Living Space
Heating	Steam/Radiator
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior	Brick
Exterior Features	Doors - 10 ft and under
Roof	Rubber
Construction	Brick
Foundation	Block

Additional Information



Date Listed	February 12th, 2025
Days on Market	183
Zoning	C2-1
Tax	\$4,580

Listing courtesy of RE/MAX Edge

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