

\$1,220,000 - 684 Bay, Staten Island

MLS® #494195

\$1,220,000

0 Bedroom, 0.00 Bathroom, 3,480 sqft

Mixed Use / Store & Family

N/A, Staten Island, New York

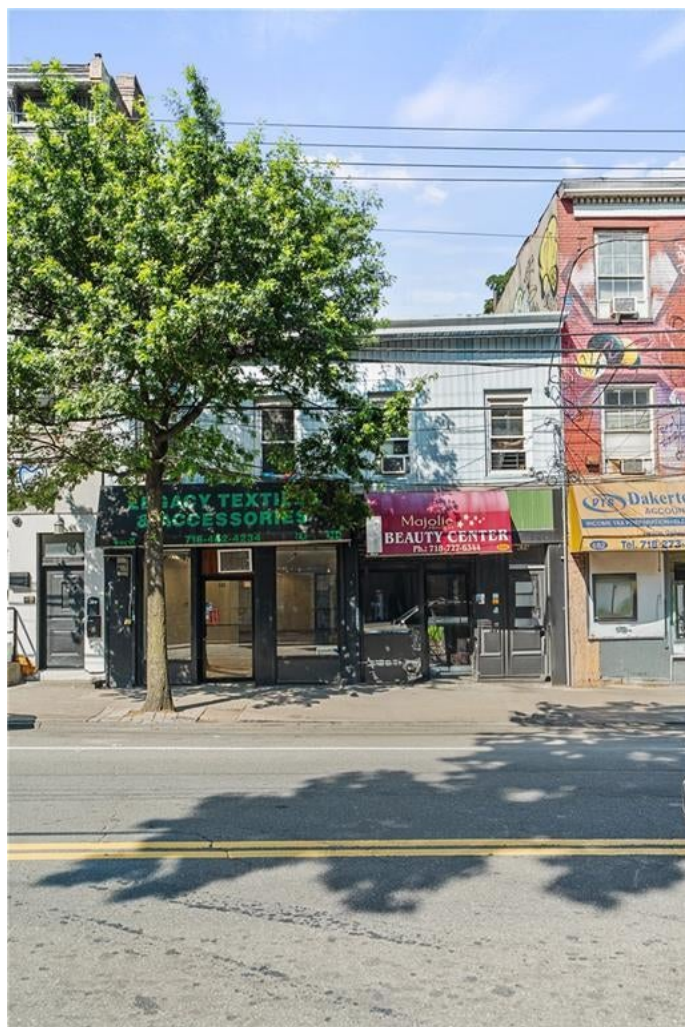
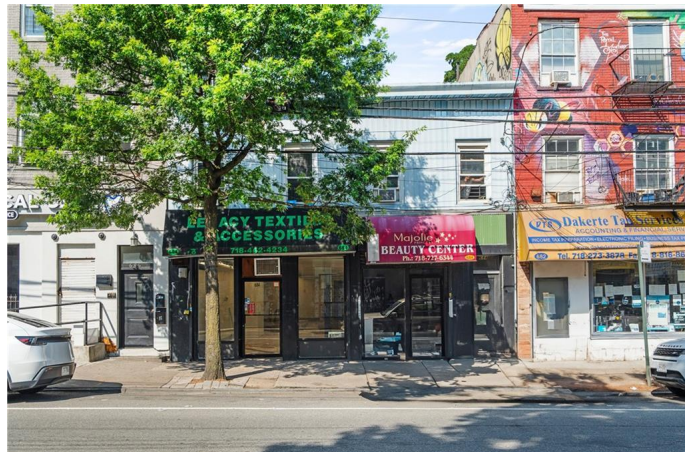
This two-story mixed-use building sits between the St. George Ferry and the Verrazano Bridge. It includes two (2) residential units (1-2 bedrooms) and two (2) commercial storefronts. One unit is rented at market rate; the rest are vacant. Once fully leased, the projected cap rate exceeds 8.5. This property offers strong current income and promising future growth. Located in the rapidly transforming Bay Street Corridor—with major city subsidies and nearby projects like The Pearl (475 Bay St) and Lighthouse Point (35 Bay St)—this is a prime opportunity for both new and experienced investors. With above-market average Cap rate and long-term appreciation upside, this is a rare find in a rapidly evolving neighborhood—an opportunity you won't want to miss.

Built in 1931

Essential Information

MLS® #	494195
Price	\$1,220,000
Bathrooms	0.00
Square Footage	3,480
Year Built	1931
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information



Address	684 Bay
Area	Stapleton
Subdivision	N/A
City	Staten Island
County	Staten Island
State	New York
Zip Code	10304

Interior

Interior	Hardwood
Interior Features	Other
Heating	Steam/Radiator
# of Stories	2
Has Basement	Yes
Basement	Partial

Exterior

Exterior	Vinyl Siding
Exterior Features	Other
Roof	Flat
Construction	Wood Frame
Foundation	Slab Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	83
Zoning	R4 / C2-2
Tax	\$4,720

Listing courtesy of RE/MAX Edge

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