

# \$9,000 - 1300 Hylan, Staten Island

MLS® #494540

**\$9,000**

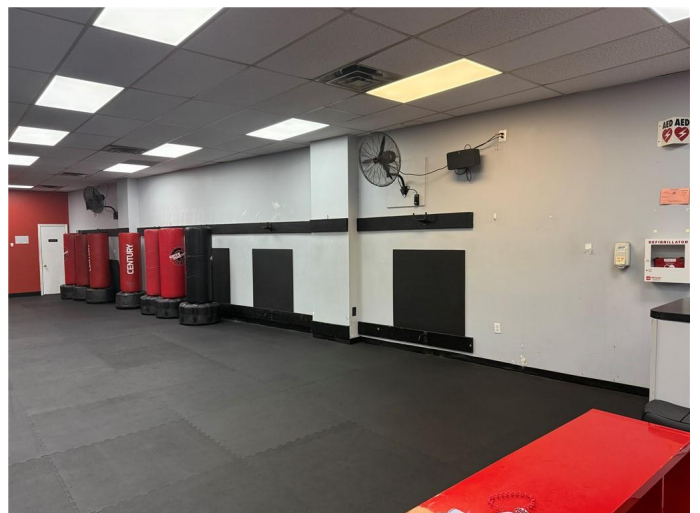
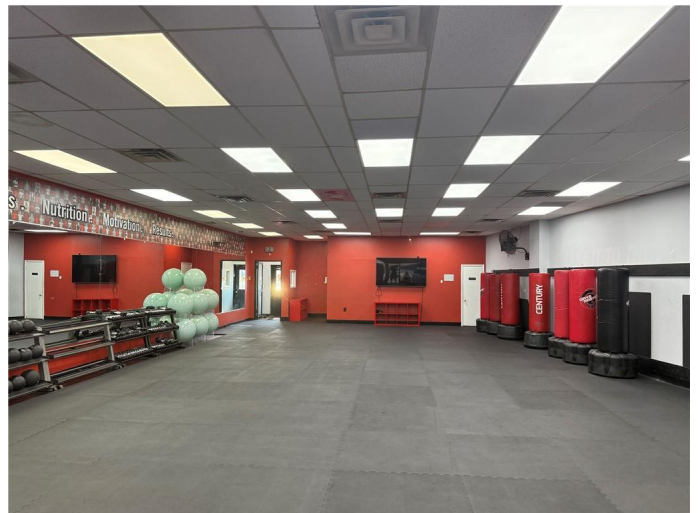
0 Bedroom, 0.00 Bathroom, 2,000 sqft  
Commercial Lease

N/A, Staten Island, New York

Ground Floor Retail Space on Hylan Boulevard â€” Prime Staten Island Location  
We are pleased to present a rare opportunity to lease a versatile ground floor commercial space in one of Staten Islandâ€™s most sought-after and heavily trafficked corridorsâ€”Hylan Boulevard. Located near major retailers and densely populated residential areas, this high-visibility property benefits from steady foot traffic and easy vehicular access.

Currently outfitted as a boxing gym, the space lends itself perfectly to a range of wellness or fitness usesâ€”such as yoga, pilates, personal training, or even a boutique fitness concept. The open layout and durable finishes offer flexibility for creative build-outs tailored to your business needs.

The landlord is open to modifications and will work with prospective tenants to customize the space. Whether you're launching a new venture or expanding an existing brand, this property offers excellent visibility, convenience, and branding potential.  
Highlights: Ground floor frontage on Hylan Boulevard, High foot and vehicle traffic area, Built-out for fitness useâ€”easily adaptable  
Ideal for retail, wellness, or specialty service businesses.



Built in 1959

## Essential Information

MLS® #	494540
Price	\$9,000
Bathrooms	0.00
Square Footage	2,000
Year Built	1959
Type	Commercial Lease
Sub-Type	Store
Status	Active

### Community Information

Address	1300 Hylan
Area	Grasmere
Subdivision	N/A
City	Staten Island
County	Staten Island
State	New York
Zip Code	10305

### Interior

# of Stories	2
--------------	---

### Additional Information

Date Listed	August 6th, 2025
Zoning	R3-2
Tax	\$141,343

Listing courtesy of RE/MAX Real Estate Professiona

© 2025 Brooklyn New York MLS. All rights reserved. IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but is not guaranteed accurate by the MLS or [INSERT BROKER NAME].Data last updated: October 11th, 2025 at 11:30pm EDT