

\$1,899,000 - 40 Hancock, Staten Island

MLS® #495911

\$1,899,000

8 Bedroom, 4.00 Bathroom, 3,840 sqft

Multi-Family

N/A, Staten Island, New York

Attention!! Investors, Buyer with 1031 exchange. A great opportunity to own a spacious 3,840-sqft all brick 4-family home nestled in the Heart of Dongan Hills Neighborhood! Building size is 24' X 80', Lot size is 34' x 100', there are 4 Gas meters and 5 electric meters with all utilities separately metered for the units. House also offers a built-in four-car garage. This tremendous property offers high ceilings and a generous layout: the first floor includes a two-beds, one-baths apartment (980 sqft , 1F) rented for 2,525/month and a two-beds one-baths apartment (1080 sqft, 1R) owner-occupied (Potential 2,500/month rental income), while the second floor mirrors this with another two-beds one-baths unit (980 sqft, 2F) rented for 2,500/month and two-beds one-baths unit (1080 sqft, 2R) currently rented for 2,500/month. All the rear units have potential to be converted into 3-beds apartments for more rental income. The ground floor has a four-car garage (a great income boost) and utility room with separate entrances, providing additional space for storage. The spacious backyard with PVC fencing offers ample space for entertainment or storage. This property is ideally situated on R3-2 & C1-1 Overlay zoning with tons of potential to convert into storefront. This house has a NOI of \$99,600 !! or more with 5-6 % CAP rate!! Owner Finance is available! The location is prime: a family-oriented neighborhood with nearby parks, excellent schools. Nearby Hylan blvd



with lots of local shops, restaurants, pharmacy, laundromat, supermarket. Public transit is accessible via local & express buses including S79, S78, SIM1, 1C, 7, 10, 11 Buses, also with a short distance to the SI train connected to ferry and Manhattan, and drivers enjoy easy access to the Verrazzano Bridge with minutes, hustle free with traffic. This is a rare opportunityâ€” don't miss out! Schedule your private showing today! This one won't last!

Built in 1931

Essential Information

MLS® #	495911
Price	\$1,899,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	3,840
Year Built	1931
Type	Multi-Family
Sub-Type	Multi-Family
Style	Colonial
Status	Active

Community Information

Address	40 Hancock
Area	Dongan Hills-Above Hylan
Subdivision	N/A
City	Staten Island
County	Staten Island
State	New York
Zip Code	10305

Amenities

Amenities	NONE
Features	A/C Unit - Wall, Dishwasher, Refrigerator, Stove, Garage Door Opener(s)

Interior

Interior	Hardwood
Appliances	Dishwasher, Refrigerator, Stove
Heating	Hot Water
# of Stories	3
Has Basement	Yes
Basement	Separate Entrance, Unfinished, Walk-in

Exterior

Exterior	Brick, Stucco
Lot Description	34' x 100'
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Zoning	R3-2, C1-1
Tax	\$22,940

Listing courtesy of Keller Williams Realty Staten

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