

\$1,450,000 - 4358 Victory, Staten Island

MLS® #496083

\$1,450,000

0 Bedroom, 0.00 Bathroom,
Mixed Use / Store & Family

N/A, Staten Island, New York

An exceptional opportunity to own a fully equipped restaurant with attached residential units in a prime Staten Island location, this mixed-use property includes six total units; one commercial and five residential all part of the sale. The ground floor features a turnkey restaurant formerly operated as a successful Italian establishment. The space includes 23 tables, a full hot line, washing area, two refrigerated walk-in boxes, freezer, and two refrigerators. Its open layout is ideal for a variety of concepts, from casual dining to upscale service. This commercial unit is delivered with a valid Certificate of Occupancy (CO). Above the restaurant is a spacious three-bedroom apartment with a traditional layout, generous natural light, and a full kitchen and bath. This residential unit also carries a valid Certificate of Occupancy (CO). Behind the main building sits a separate two-level residential structure with its own entrance, housing four studio apartments. Each unit offers 1 bedroom, 1 bathroom, a kitchenette, and is individually metered; providing flexibility for tenants and simplified utility management. These rear studio units do not currently have Certificates of Occupancy (CO). The entire property totals approximately 6,000 sq ft of interior space, situated on a 7,670 sq ft lot. Zoned M3-1, the site offers flexibility for a wide range of commercial and light industrial uses, including food service, warehousing, manufacturing, distribution, and more; making it ideal for owner-operators or



investors seeking long-term versatility.
Additional highlights include: • Private parking available at both the front and rear of the property, plus ample street parking • All tenants currently on month-to-month leases • Built-in exterior ramp • Minutes from Staten Island Mall, Pratt Industries Paper Mills, schools, shops, highways, and public transportation.

Essential Information

MLS® #	496083
Price	\$1,450,000
Bathrooms	0.00
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4358 Victory
Area	Travis
Subdivision	N/A
City	Staten Island
County	Staten Island
State	New York
Zip Code	10314

Interior

Interior	Other
Interior Features	Other
Heating	Other
Basement	None

Exterior

Exterior	Brick, Aluminum Siding
Exterior Features	Other
Lot Description	64 ft x 120.75 ft
Roof	Other

Construction	Block
Foundation	Block

Additional Information

Date Listed	September 24th, 2025
Days on Market	5

Listing courtesy of RE/MAX Edge

© 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 12th, 2025 at 2:00am EDT