

\$3,600 - 186 Hylan, Staten Island

MLS® #496795

\$3,600

0 Bedroom, 0.00 Bathroom, 900 sqft
Commercial Lease

N/A, Staten Island, New York

186 Hylan Blvd. Staten Island, NY 10305
Medical Office, (This office can also be offered
as non-medical)

This is an outstanding opportunity to lease a
turnkey medical office at 186 Hylan Boulevard,
offering high visibility and exceptional
convenience in Staten Island's desirable Shore
Acres neighborhood.

Office Features

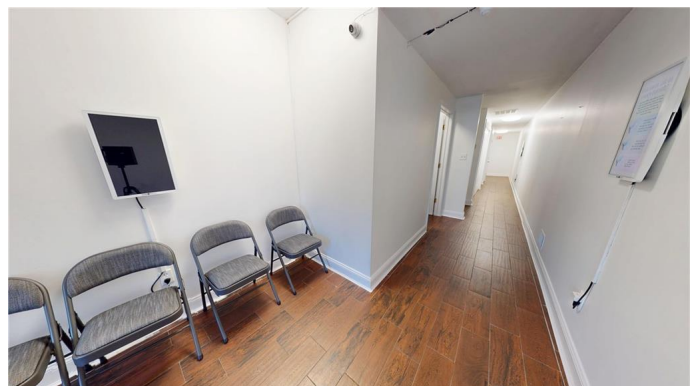
This efficient, move-in ready suite is perfectly
structured for a solo practitioner or small group
practice:

- â€¢ Dedicated Patient Entrance with a
professional waiting area.
- â€¢ One Private Office Room for consultations
and administration.
- â€¢ Two Dedicated Patient Rooms (Exam
Rooms) to ensure smooth patient flow and
privacy.
- â€¢ Private Bathroom Facilities for patient and
staff convenience.

Prime Location Advantages

The location on Hylan Boulevard provides
critical advantages for a healthcare practice:
â€¢ Exceptional Accessibility: Located on a
major Staten Island thoroughfare, providing
high visibility and easy patient access via car
and express public transit. Its proximity to the
Verrazano-Narrows Bridge is a major draw for
patients and staff commuting from other
boroughs.

â€¢ Strong Patient Demographics: Situated
within a dense residential community,
guaranteeing a substantial built-in patient



base. The area is family-oriented, supported by nearby schools and local amenities.

â€¢ Established Medical Corridor: Hylan Boulevard is a recognized center for healthcare, with major providers like Mount Sinai and Northwell Health having established a presence nearby, confirming the areaâ€™s demand for medical services.

In summary, this property offers a professional, optimized interior within a high-traffic, medically-focused location, making it a secure and lucrative rental opportunity for any medical or health-related practice.

Essential Information

MLS® #	496795
Price	\$3,600
Bathrooms	0.00
Square Footage	900
Type	Commercial Lease
Sub-Type	Office
Status	Active

Community Information

Address	186 Hylan
Area	Rosebank
Subdivision	N/A
City	Staten Island
County	Staten Island
State	New York
Zip Code	10305

Additional Information

Date Listed	October 21st, 2025
Days on Market	2

Listing courtesy of RE/MAX Edge

