

\$1,899,000 - 18 Emerson, Staten Island

MLS® #496899

\$1,899,000

3 Bedroom, 3.00 Bathroom, 1,767 sqft
Single Family

N/A, Staten Island, New York

Introducing 18 Emerson Avenue, Staten Island
â€” a rare, fully approved residential
development opportunity.

This premier property features two subdivided
and Department of Buildingsâ€”approved lots,
complete with architectural construction
drawings by TBA Architecture + Planning and
ready for immediate build-out.

This site totals 20,000 sq.ft. in R1-1 zoning,
allowing up to 9,616 sq.ft. of buildable
residential floor area (FAR 0.5) across two lots
â€” ideal for two luxury single-family
residences or a grand custom estate.

Each parcel offers street frontage, utilities
access, and approved site layouts designed by
TBA Architecture PLLC, ensuring a smooth
transition to construction:

â€¢ Lot A (18 Emerson Ave): 10,500 sq.ft.,
proposed home ~6,120 sq.ft.

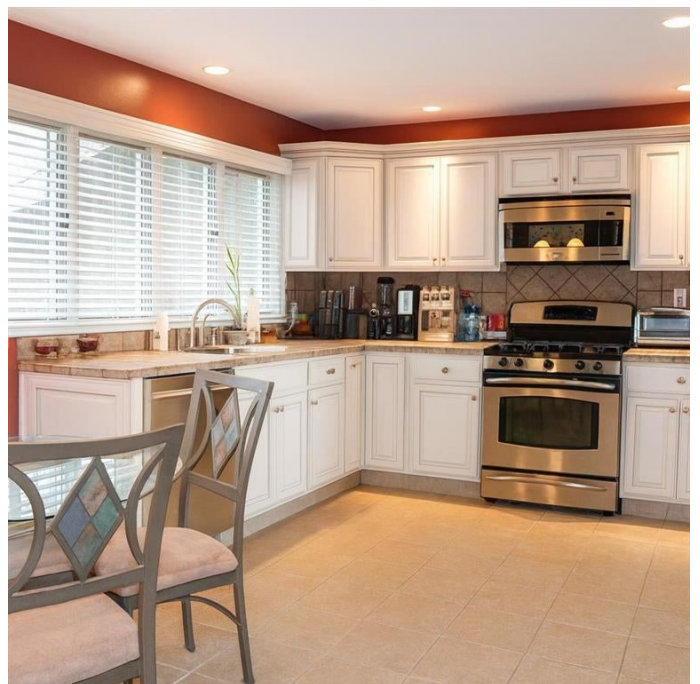
â€¢ Lot B (119 Coverly Ave): 9,500 sq.ft.,
proposed home ~3,496 sq.ft.

?? Development Potential

â€¢ Two large approved single-family homes,
both with independent street frontage and
utilities on Emerson and Coverly Avenues.

â€¢ Perfect for builders, developers, or end
users looking to create custom luxury
residences in one of Staten Islandâ€™s most
desirable residential corridors.

â€¢ Surrounded by elegant estates near
Ocean Terrace, with excellent elevation,



privacy, and long-term appreciation potential.

“ With the subdivision and plans already approved, construction can start immediately “ all the heavy lifting has been done.

This is one of the few turn-key buildable sites in Staten Island’s R1-1 zone “ offering a rare combination of location, scale, and approval status ready for development today.

Built in 1965

Essential Information

MLS® #	496899
Price	\$1,899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,767
Year Built	1965
Type	Single Family
Sub-Type	Single Family
Style	Duplex
Status	Active

Community Information

Address	18 Emmerson
Area	Emerson Hill
Subdivision	N/A
City	Staten Island
County	Staten Island
State	New York
Zip Code	10301

Amenities

Features	Laundry Area, Microwave, Patio Garden, Refrigerator, Stove, Washer, Central Air, Garage Door Opener(s)
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Interior

Interior	Hardwood, Tile
Appliances	Microwave, Refrigerator, Stove, Washer
Heating	Hot Water
Cooling	Central Air
# of Stories	2
Has Basement	Yes
Basement	Full, Partial

Exterior

Exterior	Siding
Roof	Rubber
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Zoning	R1-1
Tax	\$11,000

Listing courtesy of RE/MAX Edge

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