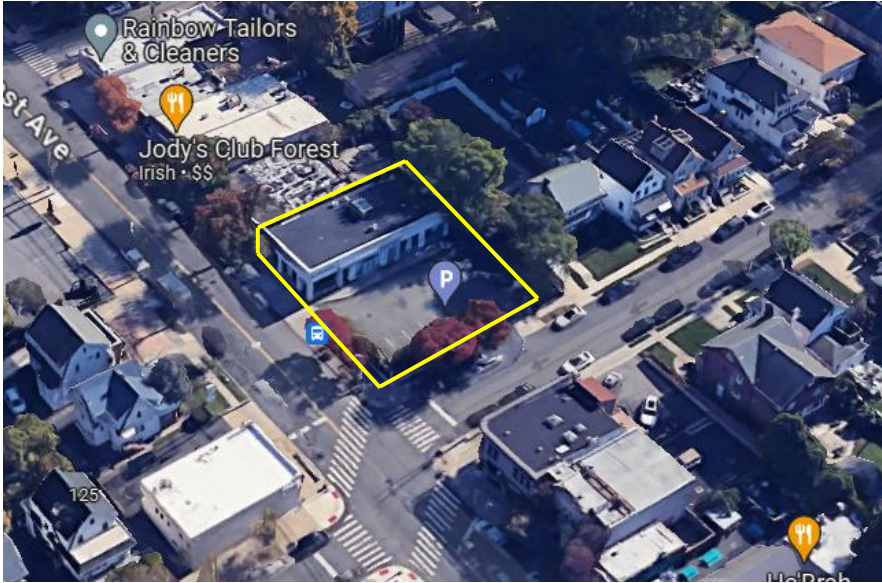


# 386 FOREST AVENUE

For Sale | Vacant Corner Retail with Parking | West Brighton, Staten Island, NY

## \$2,680,000

3,165 SF BUILDING + 6,835 SF PARKING



### HIGHLIGHTS

- 3,165 SF Vacant Retail Building with 6,835 SF of Parking Space
- 100' of Frontage along Forest Avenue & 100' of Frontage along Sharon Avenue
- Street Light Corner
- 7,454 AADT - Increased YOY the Last Three Years
- Former Bank Building
- S48 Bus Stops Directly Outside the Property at Forest Ave/Sharon Ave
- One Block to S98 & SIM 30 Bus at Forest Ave/Hart Blvd

NEIGHBORHOOD	West Brighton, Staten Island, NY	
CROSS STREETS	Southeast corner of Forest Avenue & Sharon Avenue	
BLOCK / LOT	252	
LOTS	1 and 3	
LOT DIMENSIONS	100' x 100'	
LOT SQ. FT.	10,000 SF	
BUILDING SIZE (SF)	Built: 40' x 76'	3,165 SF
YEAR BUILT	2010	
STORIES	1	
ZONING	R3X, C1-2, HS	
FAR	0.5 Residential / 1.0 Community-Use	
MAX BUILDABLE SF	10,000 SF	
TAX ASSESSMENT (24/25)	\$720,720	
TAXES (24/25) - CLASS 4	\$76,339	



Contact the Exclusive Agents for More Information,

Thomas A. Donovan

PRESIDENT  
QUEENS INVESTMENT SALES

646.502.3481  
tdonovan@meridiancapital.com

Tommy Lin

VICE PRESIDENT  
INVESTMENT SALES

646.502.3484  
tlin@meridiancapital.com

Eugene Kim

VICE PRESIDENT  
INVESTMENT SALES

646.502.3483  
ekim@meridiancapital.com

Abby Todd

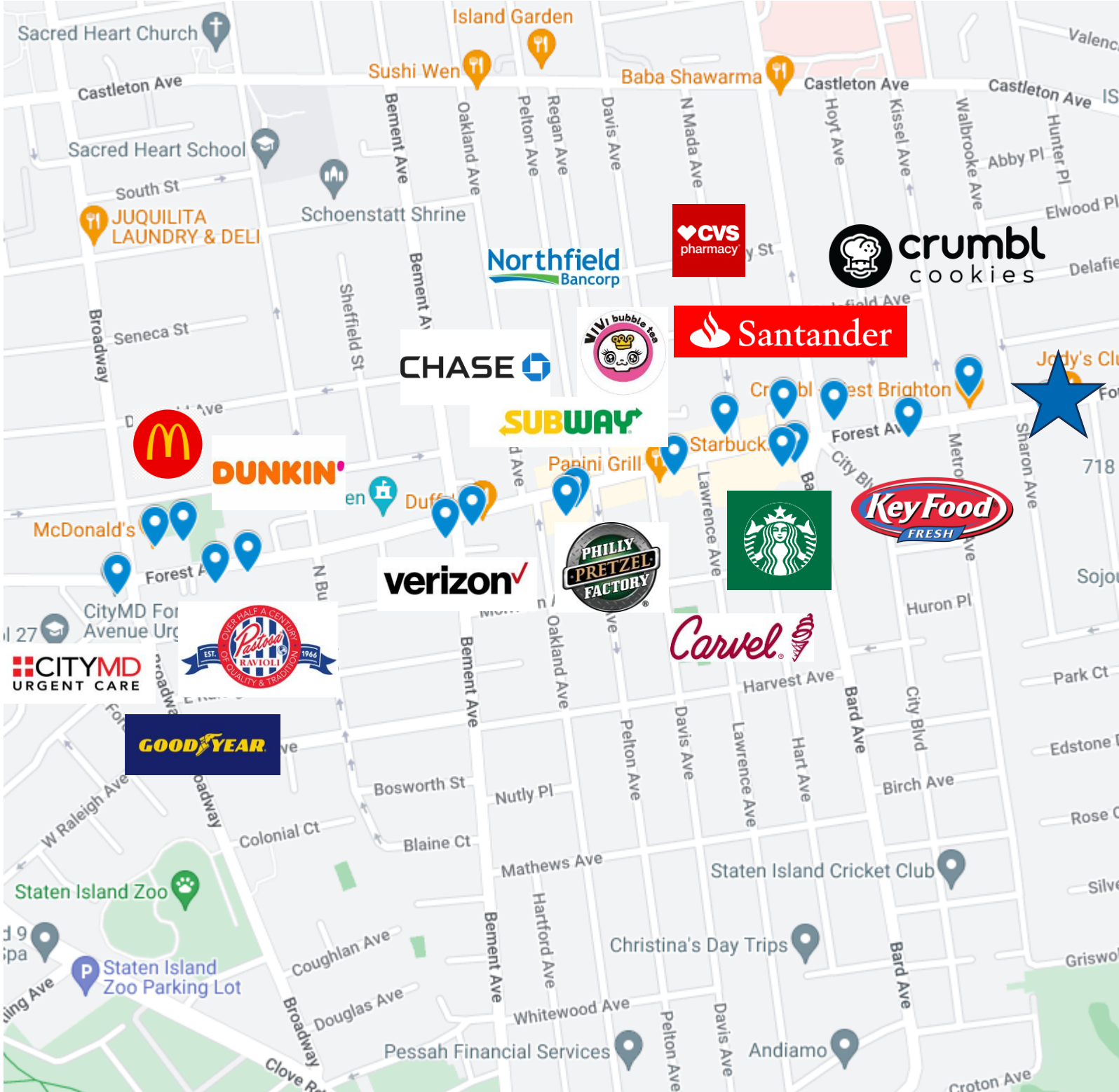
ASSOCIATE  
INVESTMENT SALES

646.502.3482  
atodd@meridiancapital.com

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## NEIGHBORHOOD RETAIL MAP



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