

# \$4,500 - 4012 Hylan Boulevard, Staten Island

MLS® #2405984

## \$4,500

Bedroom, Bathroom, 1,080 sqft  
Commercial Lease on 0.05 Acres

N/A, Staten Island, NY

Renovated Hylan Blvd Commercial Store Front  
W/ Large Parking Lot

This magnificent, Renovated 1 year ago Commercial Storefront is located on prime Hylan Boulevard, complete with ample parking. The space features a stunning, large open floor plan with over 10+ foot ceilings and custom marble flooring. It includes a brand new, custom three-quarter bath, and a private office. Plus custom storage area in back with shelves, Every aspect of this property as been updated, including New electrical wiring, plumbing, walls, heating, air conditioning, 3/4 Marble Bath front glass windows and doors, and a new roof the storefront is equipped with an electric security gate and pre-wired for 7 to 8 cameras. a security system dvr and TV's, with the option to purchase the existing system from the current owner. This is an exceptional opportunity for your business in prime location, Tenant pays 2 months rent, 2 months Security, 1 months brokers Fee, Most have 700's credit scores, Triple Net Lease

Built in 1986

## Essential Information

|                |         |
|----------------|---------|
| MLS® #         | 2405984 |
| Price          | \$4,500 |
| Square Footage | 1,080   |
| Acres          | 0.05    |
| Year Built     | 1986    |



|          |                  |
|----------|------------------|
| Type     | Commercial Lease |
| Sub-Type | Commercial       |
| Status   | Closed           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4012 Hylan Boulevard |
| Area        | Great Kills          |
| Subdivision | N/A                  |
| City        | Staten Island        |
| County      | Richmond             |
| State       | NY                   |
| Zip Code    | 10308                |

### Amenities

|         |                           |
|---------|---------------------------|
| Parking | Assigned, Private, Street |
|---------|---------------------------|

### Interior

|         |                 |
|---------|-----------------|
| Heating | Electric, Other |
|---------|-----------------|

### Exterior

|              |                       |
|--------------|-----------------------|
| Exterior     | Masonry, Brick, Frame |
| Construction | Masonry, Brick, Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2024 |
| Days on Market | 375                |
| Zoning         | C1-1               |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Anne Lopa Real Estate |
|----------------|-----------------------|

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