

\$980,000 - 2309 Hylan Boulevard, Staten Island

MLS® #2502801

\$980,000

6 Bedroom, 3.00 Bathroom, 2,100 sqft

Residential Income on 0.10 Acres

N/A, Staten Island, NY

Exceptional New Dorp Investment Opportunity
- Versatile Two-Family Home with Endless Potential!

Discover the perfect blend of space, flexibility, and location with this impressive 6-bedroom, 3-bath colonial nestled in the heart of New Dorp. Whether you're searching for a spacious multi-generational home, a lucrative rental property, or a prime space for mixed-use or commercial conversion, this residence delivers unmatched potential.

Formerly configured as an office on the first floor and a residential apartment above, this home features two well-appointed 3-bedroom, 1-bath units—each offering generous living space, classic charm, and excellent natural light. The full finished basement with an additional bath adds even more functionality, ideal for recreation, storage, or office space.

Enjoy the convenience of a detached two-car garage, a private driveway with room for multiple vehicles, and a low-maintenance yard. Situated in a prime New Dorp location, you're just moments from shops, restaurants, parks, beaches, top-rated schools, and public transportation—making it ideal for commuters, tenants, or clients.

Whether you're planning to live in one unit and rent the other, run a home-based business, or pursue a high-income investment property, this



is a rare opportunity not to be missed. Updates include a split AC unit on 1st floor, new roof (2013), new heating system (2016) and leased solar panels.

Consult your architect for potential Certificate of Occupancy changes and explore all the possibilities this one-of-a-kind property has to offer!

Built in 1955

Essential Information

MLS® #	2502801
Price	\$980,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,100
Acres	0.10
Year Built	1955
Type	Residential Income
Sub-Type	Two Family - Detached
Status	Closed

Community Information

Address	2309 Hylan Boulevard
Area	New Dorp
Subdivision	N/A
City	Staten Island
County	Richmond
State	NY
Zip Code	10306

Amenities

Parking	Off Street, Detached
# of Garages	2

Interior

Heating	Hot Water, Natural Gas
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Cooling	Units
# of Stories	2

Exterior

Exterior	Brick, Vinyl Siding
Construction	Brick, Vinyl Siding

Additional Information

Date Listed	May 16th, 2025
Days on Market	169
Zoning	R-3X

Listing Details

Listing Office	RE/MAX Central
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