

\$35 - 2707 Hylan Boulevard, Staten Island

MLS® #2503133

\$35

Bedroom, Bathroom, 5,200 sqft
Commercial Lease on 0.14 Acres

N/A, Staten Island, NY

2707 Hylan Boulevard offers a rare opportunity to lease a fully built-out, turnkey community facility currently configured as a school in the heart of Staten Island. Featuring approximately 60 feet of frontage along one of the borough's most heavily trafficked corridors, this property has operated continuously as an educational institution since it was first developed. The building spans two floors, including a full cellar level with classrooms, offices, assembly areas, and support space throughout.

Designed to meet the needs of a school operator, the layout includes multiple classrooms, administrative offices, ADA-compliant restrooms, and a welcoming lobby area, all accessible via both stair and elevator access. The existing setup minimizes upfront capital expenditure and allows for immediate occupancy by a daycare, private school, charter program, or other qualifying community facility use.

Located along Hylan Boulevard near New Dorp, the site benefits from strong residential density, excellent visibility, and access to public transit. With zoning that supports a wide range of educational and community uses, 2707 Hylan Boulevard is ideal for operators looking to establish or expand in Staten Island without the challenges of ground-up development or major renovations.

Built in 2004



Essential Information

MLS® #	2503133
Price	\$35
Square Footage	5,200
Acres	0.14
Year Built	2004
Type	Commercial Lease
Sub-Type	Commercial
Status	Active

Community Information

Address	2707 Hylan Boulevard
Area	New Dorp
Subdivision	N/A
City	Staten Island
County	Richmond
State	NY
Zip Code	10306

Interior

Heating	Forced Air, Natural Gas
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Exterior

Exterior	Other
Construction	Other

Additional Information

Date Listed	May 27th, 2025
Days on Market	141
Zoning	R3-1

Listing Details

Listing Office	Ozana Realty Group
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