

# \$2,800 - 2627 Hylan Boulevard A3, Staten Island

MLS® #2503382

**\$2,800**

Bedroom, Bathroom, 7,738 sqft  
Commercial Lease on 0.22 Acres

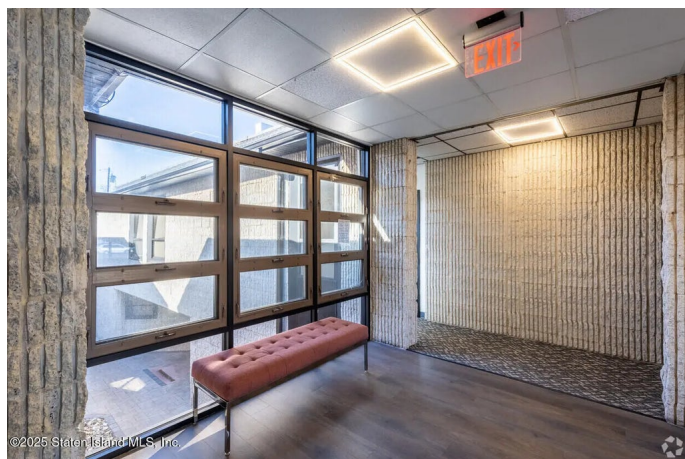
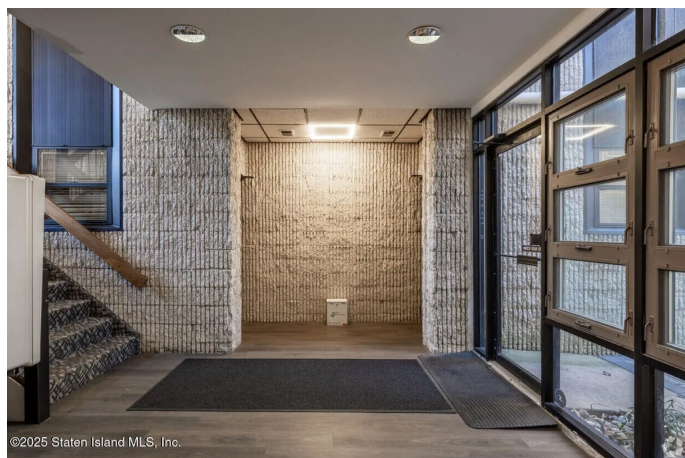
N/A, Staten Island, NY

Pre Real Estate is proud to present the newly renovated and repositioned Hylan Wellness Center, a premier asset now offering medical suites for lease ranging from 750 SF and up. The property has undergone significant renovations, including the lobby, exterior, and common areas, as well as the addition of an outdoor courtyard for patients or tenant breaks. Located in a AAA prime location, Hylan Wellness Center is easily accessible by all local and express bus lines and features direct street-to-street accessibility from both sides of Hylan Boulevard. It is also conveniently located across from a brand new shopping center with a wide variety of retail options. This medical facility boasts on-site parking and is ADA accessible. It is entirely comprised of other successful medical practices, offering tremendous synergies and making it one of Staten Island's most premier medical facilities. Don't miss out on the opportunity to lease a space at Hylan Wellness Center.

Built in 1980

## Essential Information

|                |         |
|----------------|---------|
| MLS® #         | 2503382 |
| Price          | \$2,800 |
| Square Footage | 7,738   |
| Acres          | 0.22    |
| Year Built     | 1980    |



|          |                  |
|----------|------------------|
| Type     | Commercial Lease |
| Sub-Type | Commercial       |
| Status   | Active           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2627 Hylan Boulevard A3 |
| Area        | New Dorp                |
| Subdivision | N/A                     |
| City        | Staten Island           |
| County      | Richmond                |
| State       | NY                      |
| Zip Code    | 10306                   |

### Interior

|         |                        |
|---------|------------------------|
| Heating | Hot Water, Natural Gas |
| Cooling | None                   |

### Exterior

|              |         |
|--------------|---------|
| Exterior     | Masonry |
| Construction | Masonry |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 133             |
| Zoning         | R3-1            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Prereal Prendamano Real Estate |
|----------------|--------------------------------|

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