

\$2,499,000 - 508 Midland Avenue, Staten Island

MLS® #2506111

\$2,499,000

Bedroom, Bathroom, 4,000 sqft
Commercial Sale on 0.15 Acres

N/A, Staten Island, NY

Mixed-use investment package in Midland Beach—508 Midland Ave plus 857 & 859 Nugent Ave (BBL 3740-26)—offering 5 total units across 2 buildings on a 60'—107' (6,420 SF) lot with an estimated ~4,000 SF of building area, individual gas and electric meters, gas/forced-air heat, and city sewer. The retail space fronts Midland Avenue, a primary thoroughfare connecting Hylan Blvd and Father Capodanno Blvd, providing strong drive-by visibility and consistent vehicular traffic ideal for neighborhood-serving uses. 2024 gross income is approximately 188,700 with operating expenses of approximately 37,689, resulting in an NOI of approximately 151,011. There is potential to optimize rents at renewal or turnover in accordance with applicable laws and lease terms. The 60'—107' lot and site layout may also present paths for reconfiguration or additional units; prospective purchasers are encouraged to consult a licensed architect/expediter and the NYC Department of Buildings to evaluate feasibility for any expansion, alteration, or new construction. Showings by appointment only—please do not disturb occupants. Equal Housing Opportunity.

Built in 1931

Essential Information

MLS® #	2506111
Price	\$2,499,000



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Square Footage	4,000
Acres	0.15
Year Built	1931
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

Community Information

Address	508 Midland Avenue
Area	Midland Beach
Subdivision	N/A
City	Staten Island
County	Richmond
State	NY
Zip Code	10306

Interior

Heating	Forced Air, Natural Gas
Cooling	None

Exterior

Exterior	Other
Construction	Other

Additional Information

Date Listed	October 15th, 2025
Days on Market	3
Zoning	R-31

Listing Details

Listing Office	Re/Max Edge
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