

# Property Overview: 78 Fort Place, Staten Island, NY 10301

**Property Overview** 70 units property approval. It needs do build.

Address: 78 Fort Place, Staten Island, NY 10301

Property Type: Former Convent / Religious Facility

Building Size: Approx. 42,374 sq ft

Lot Size: 0.74 acres (32,234 sq ft)

Stories: 3

Year Built: 1931 (some records say 1960)

Zoning: R3A with Community Facility (Use Group 3)

Building Class: C

Tenancy: Single

Status: Delivered vacant

Opportunity Zone: Yes

## Building Features

Former Use: Convent operated by the Daughters of St. Paul

Configuration: 58 individual rooms, dining areas, chapel, meeting rooms, etc.

Condition: No deferred maintenance reported

Potential Uses: Non-profits, education, community centers, residential (with approval)

## Location & Accessibility

Neighborhood: St. George, Staten Island

Proximity: 10-minute walk to Ferry and Terminal

Nearby: Theatre, Borough Hall, courts, Empire Outlets

Transit Score: 78 (Excellent)

Walk Score: 60 (Somewhat Walkable)

Bike Score: 47 (Somewhat Bikeable)

## Development Potential

Zoning R3A allows only 1-2 family detached homes.

Conversion to multifamily requires rezoning or special permits.

Past proposals included conversion to ~30 rental units.

Use change requires ULURP process and city approvals.

### **Financial Details**

Estimated Property Tax (2024/25): \$131,416