

30' WIDE TWO-STORY MIXED-USE BUILDING FOR SALE
EXCELLENT DEVELOPMENT/USER OPPORTUNITY
1546 FULTON STREET
BROOKLYN, NEW YORK

Location:	South side of Fulton Street Between Albany and Kingston Avenues
Block:	1864
Lot:	29
Lot Size:	31' x 100'
Lot Sq Ft.	3,100 Square feet
Building Size:	First Floor: 30' x 46' = 1,380 Second Floor: 30' x 46' = 1,380
Gross Square footage:	2,760
Zoning: (FAR)	R7D (4.66) with a C2-4 Overlay (2.0) Height Limit 100' a bonus of 5.60 for inclusionary housing
Total Buildable Square Feet:	14,446 (17,360 with inclusionary housing)
Air Rights:	11,686 (14,600 with inclusionary housing)
Assessment:	\$29,238 (25/26)
Real Estate Taxes:	\$5,801.72
Description:	A 30' wide one-unit, two story mixed-use building. The property has two stores on the first floor, the second floor is a three bedroom apartment in need of gut renovation. The property is vacant and in need of renovation and development.

The property is a **prime development opportunity**. The zoning allows for a 17,360 square feet building to be built. The first and second floors can be commercial and the upper floors can be residential. Located on the same block as the A & C trains and on Fulton Street, which has a lot of restaurants and retail stores. There will be a lot of demand for the apartment once they are built.

The properties is also a great **user opportunity**, a user can combine the stores to make one big store and renovate the apartment above to live in.

ASKING PRICE: \$2,750,000
OR \$158 PER BUILDABLE SQUARE FEET
For Further Information or Inspection, Please Contact Sales Agent:
Kervin vales 212-396-8244

