

125 Fulton Street

 FOR SALE

A DEVELOPMENT
OPPORTUNITY IN THE
HEART OF THE
FINANCIAL DISTRICT



BKREIA

Guidance Upon Request





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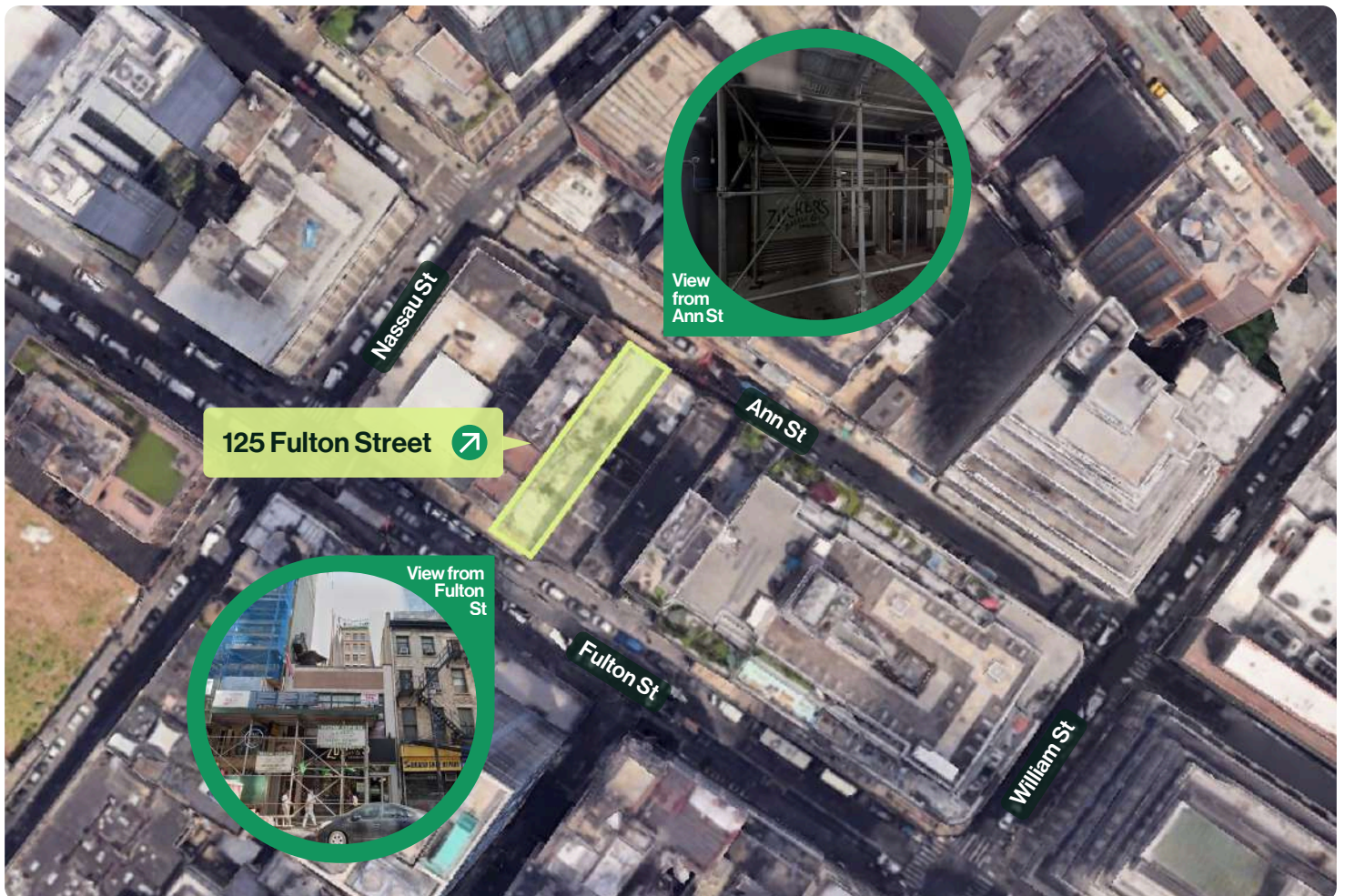
BKREA

Property Description

➤ 125 Fulton Street

BKREA has been retained on an exclusive basis to arrange the sale of 125 Fulton Street ("the Site"), a remarkable residential development opportunity located in Manhattan's Financial District. The Site sits block through with 25' of frontage along Fulton Street and Ann Street with 118' of depth. The site is currently improved with a two-story restaurant. The existing lease includes a demolition clause, providing the owner with the flexibility to terminate the tenancy and clear the property to facilitate future development.

The 2,954-square-foot lot is split zoned located in the C6-4(R10), C5-5(R10) LM, a designation that permits a residential Floor Area Ratio (FAR) of 10.0 (commercial FAR 10.0). This equates to a maximum as-of-right residential and commercial zoning floor area (ZFA) of approximately 29,540 square feet. Furthermore, the property lies within an Inclusionary Housing designated area, making it eligible for additional floor area through the purchase of off-site Universal Affordability Preference (UAP) certificates. This bonus would add 5,908 sq ft of residential ZFA, for a total development potential of 35,448 sq ft of residential space under current zoning regulations.



Property Information

Address:	125 Fulton Street
Location:	Fulton Street blockthrough to Ann Street
Neighborhood:	Financial District
Development Block / Lot:	91 / 11

Zoning:	C6-4(R10), C5-5(R10), LM
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Development Lot Dimensions:	25' x 118'
Development Lot Square Footage:	2,973

Key

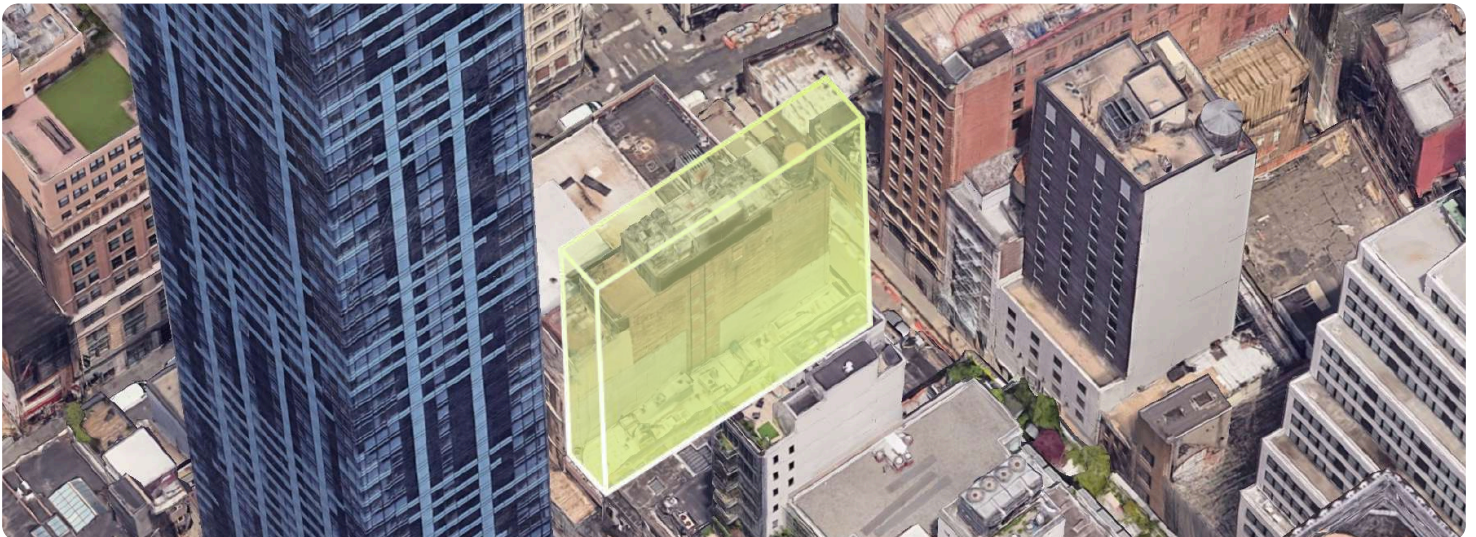
C - Commercial **CF** - Community Facility **R** - Residential **R (UAP)** - Residential with Universal Affordability Preference

As of Right

	C	CF	R	R (UAP)*
FAR	10.0	10.0	10.0	12.0
ZFA	29,730	29,730	29,730	35,676

	Total
Assessment (25/26):	\$804,850.00
Taxes (25/26):	\$87,301.16

**All square footages are approximate, based on public records and client materials.*



Highlights & Tax Map



Rare Block-Through Site

Approximately 2,954 square foot lot (25' x 118') featuring dual frontage on Fulton Street and Ann Street, providing two points of access and exceptional design flexibility.



Development Potential

Split-zoned C6-4 (R10) and C5-5 (R10) within the LM district, the property offers an as-of-right FAR of 10.0 for residential, commercial, and community facility use, equating to approximately 29,540 buildable square feet and allowing for a wide range of development possibilities.



Existing Income-Producing Structure

Currently improved with a two-story restaurant, the property benefits from a tenant generating immediate cash flow. This income stream provides a developer with flexibility, allowing for a more strategic timeline on future redevelopment rather than requiring immediate action.



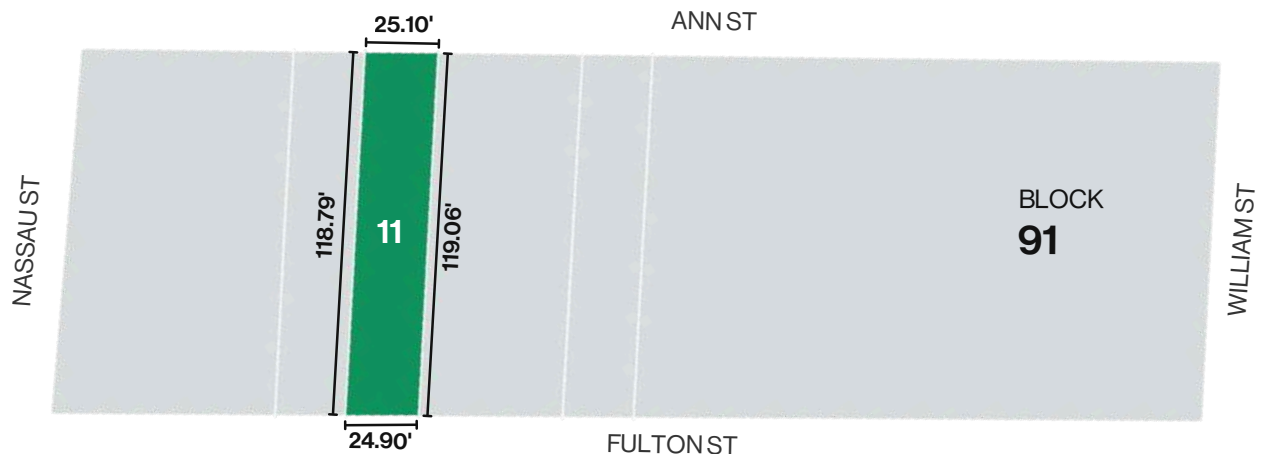
Ability to Purchase Offsite USAP Certificates

The site is located within an R10 overlay, allowing a developer, in the event of a condominium development, to acquire up to 2.0 FAR of UAP certificates. This equates to an additional 5,908 buildable square feet and provides an opportunity to effectively blend down the overall basis.



Advantageous Accessibility

The site at 125 Fulton Street is ideally positioned in the heart of the Financial District, just steps from the Fulton Street Station, which services the A, C, J, Z, 2, 3, 4, and 5 lines, as well as the nearby World Trade Center Station. This premier transit access provides seamless connectivity to Midtown, Brooklyn, New Jersey, and the greater New York City area, making it one of the most accessible locations in Lower Manhattan.



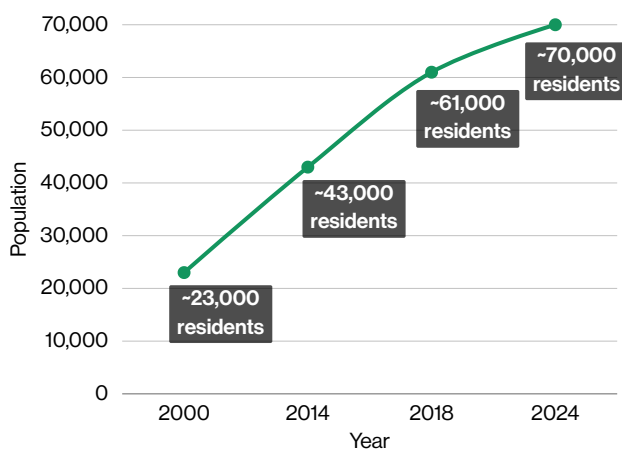
Neighborhood Overview

Financial District Overview

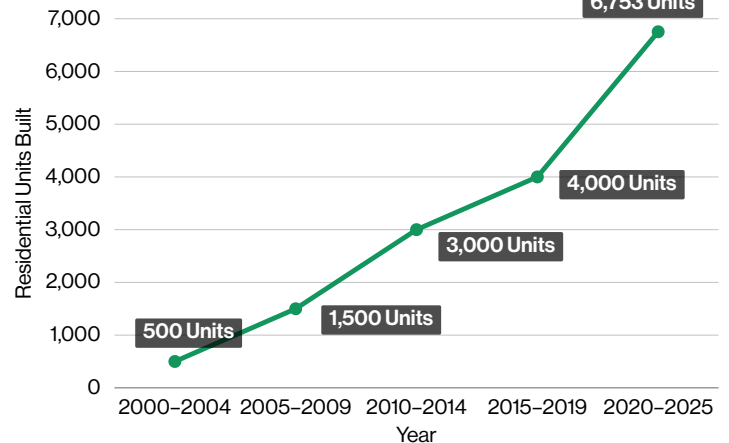
15 Stone Street represents a rare opportunity to develop new residential product in one of Manhattan's most supply constrained and increasingly sought after rental markets. The Financial District has firmly transitioned into a residential neighborhood with sustained demand, driven by a growing population, unparalleled transit connectivity, and proximity to Midtown and Brooklyn. Nearby residential conversions have validated depth of demand, absorbing thousands of units and establishing FiDi as a core downtown residential market.

For developers, the key dynamic is scarcity. With virtually no vacant land remaining and limited ability to deliver new construction, future supply is structurally constrained. This creates a favorable environment for long term rent growth and positions new development to benefit from both immediate demand and durable pricing power over time.

Financial District Population Overview



Financial District Residential Units Built Overview



Oculus & One World Trade Center



New York Stock Exchange



Community & Lifestyle

The Financial District offers a highly efficient and livable environment that continues to attract residents seeking convenience, connectivity, and quality of life. Nearly every major subway line is within walking distance, providing seamless access across Manhattan and Brooklyn, while the neighborhood's walkability allows residents to meet daily needs without reliance on a car. Waterfront parks, promenades, fitness, retail, and services are all integrated into the neighborhood, creating a balanced live work lifestyle that functions throughout the day and evening. This combination of infrastructure, accessibility, and amenity density supports strong leasing velocity and long term tenant retention.



Cultural Attractions and Tourism

FiDi is one of the most culturally significant and recognizable neighborhoods in New York City, anchored by landmarks that continue to benefit the surrounding residential market. The World Trade Center campus, Oculus, 9 11 Memorial and Museum, Trinity Church, Federal Hall, and the New York Stock Exchange are all within close proximity, driving consistent activity and continued public investment. These destinations enhance the neighborhood's visibility and long term relevance while supporting retail, dining, and public space activation that increasingly serves a growing residential population. For developers, this concentration of cultural and civic infrastructure strengthens asset durability and broadens long term exit appeal.



Stone Street Historic District

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South Street Seaport



Dining and Entertainment

The Financial District now offers one of the most diverse and established dining scenes in Downtown Manhattan, supporting both everyday living and destination driven demand. The neighborhood is anchored by acclaimed restaurants such as Crown Shy, Manhattan, Nobu Downtown, The Fulton, Delmonico's, and Temple Court, which draw diners from across the city and reinforce FiDi as a legitimate culinary destination. This is complemented by a deep bench of casual and fast casual options including Leo's Bagels, Blue Spoon Coffee, Sweetgreen, Black Fox Coffee, and the Oculus food hall, creating consistent daytime and evening activity that supports a true residential environment.

Entertainment and nightlife continue to expand alongside the neighborhood's residential growth. Stone Street offers a concentrated bar and social scene, while the Seaport District delivers live concerts and events at Pier 17, seasonal programming, rooftop venues, and waterfront nightlife. Brookfield Place hosts year round cultural events, film screenings, and performances, and the World Trade Center campus remains active beyond business hours with public programming and evening foot traffic. Together, these amenities create an active, all hours neighborhood that appeals to long term residents and supports sustained rental demand, positioning the Financial District as one of Manhattan's most compelling downtown residential plays over the coming decades.

Pier 17



Transit Overview

125 Fulton Street is ideally positioned near one of Lower Manhattan's most robust transit networks, offering seamless connectivity across the city. Just moments away, the Fulton Street transit hub (A, C, J, Z, 2, 3, 4, 5 lines) provides extensive subway access, making it one of the most comprehensive and convenient stations in New York City. Nearby stations at Wall Street (2, 3 and 4, 5 lines) and Cortlandt Street (1 line) further enhance north-south and cross-town travel options.

In addition to subway access, the Pier 11/Wall Street ferry terminal is within a short walking distance, offering efficient and scenic routes to Brooklyn, Queens, and other waterfront neighborhoods. For drivers, 125 Fulton Street benefits from easy access to the FDR Drive, West Side Highway, and key bridges and tunnels, ensuring smooth travel throughout Manhattan and the outer boroughs. Altogether, these transit options position 125 Fulton Street as a highly connected and accessible location with exceptional citywide reach.



Meet the Team



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