

1004 Fulton Street

Commercial Building : Clinton Hill

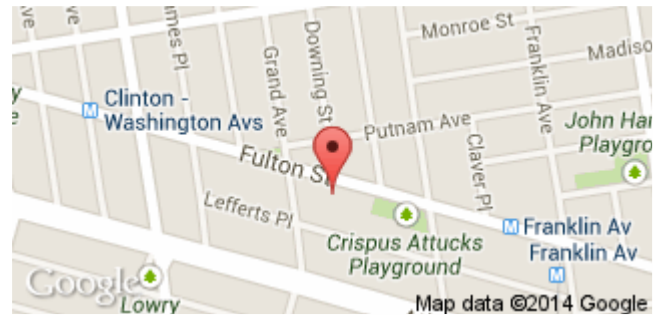


\$1,995,000 (Approx. \$443 /Sq.Ft.)

\$5,760 Annual RE Taxes

- 6 Units
- 4 Floors
- 24 Rooms
- 7 Baths

Lot Dimensions: 20x102
Bldg Sq. Footage: 4,500



BRAND NEW EXCLUSIVE LISTING FOR THIS MIXED USE BUILDING!!
Prime Fort Greene/Clinton Hill/Bed Stuy Location!! This building has 1 Commercial Store Front unit 1,100 square feet (Delivered Vacant) + 50 Foot Outdoor Garden in the back. In addition to this you get the full use of the basement for the store. 6 Residential Units in total (one vacant) **FREE MARKET RENTS**. Consists of 3 One Bedroom & 3 Two Bedroom Apartments. This building has a 5 year old Flat Pitch Roof, 5 year old Gas Boiler & 5 year old 75 Gallon water heater. Not to mention **LOW TAXES!** Located in prime location with new restaurants & bars in the area. Also situated just two short blocks to the C train, the Franklin Avenue S shuttle & the B25 bus. Building also has Unused buildable square feet ("air rights") of appx 3700. Contact Joe Azar for more details.

Joe Azar Staff

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