



1004

**FULTON STREET
BROOKLYN, NY**

**CLINTON HILL
7 UNIT MIXED USE BUILDING**



1004
FULTON STREET

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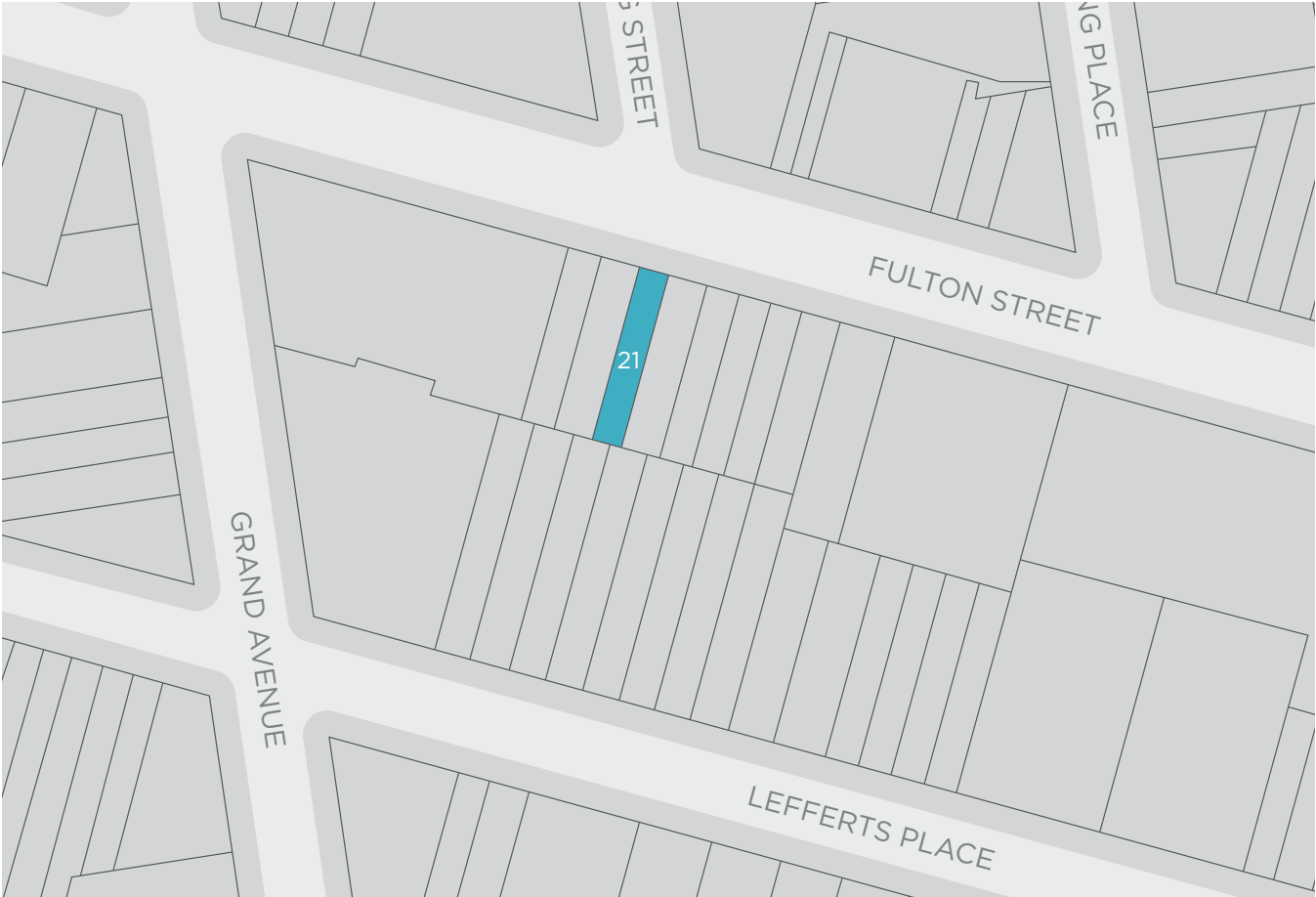
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Cushman & Wakefield (“C&W”) has been exclusively retained to arrange the sale of 1004 Fulton Street, located in Clinton Hill, Brooklyn. The property is a 5,281 SF mixed-use property that features six residential units and one ground-floor commercial space. All residential units are approximately 517 square feet which consists of three 1Bed/1Bath and three 2Bed/1Bath. Offering efficient layouts ideal for the neighborhood’s strong renter demographic.

The ground-floor retail space is leased to Robotic S.T.E.A.M., a highly successful and established children’s program that focuses on Science, Technology, Engineering, and Math. The tenant currently has a lease in place until 2029.

1004 Fulton Street is a well-positioned mixed-use asset on the Fulton Street corridor at the crossroads of Clinton Hill and Bedford-Stuyvesant, offering strong visibility, steady foot traffic, and immediate access to neighborhood amenities. The property benefits from a highly walkable location and convenient transportation, with nearby access to the A, C, and Franklin Shuttle lines, plus direct bus service along Fulton Street, providing easy connectivity to Downtown Brooklyn, Williamsburg, and Manhattan. Surrounded by an active mix of residential density, established retailers, and growing local hospitality, 1004 Fulton Street offers compelling appeal for retail, office, or residential tenancy in one of Brooklyn’s most dynamic corridors.

TAX MAP



1004 FULTON STREET



FINANCIAL SUMMARY

Gross Annual Revenue	\$358,947	Price Per Square Foot:	\$928
Total Expenses & Vacancy Loss	\$50,531	In Place Cap Rate:	6.29%
Net Operating Income	\$308,417	Proforma Cap Rate:	7.71%

Cushman & Wakefield

Property Information			
Address:	1004 Fulton Street, Clinton Hill, Brooklyn, 11238		
Description:	Walk-Up building		
Block & Lot:	2015 - 21		
Lot Dimensions:	20' x 102'		
Lot SF:	2,040	SF (approx.)	
Building Information			
Property Type:	Mixed-Use Walkup		
Building Dimensions:	20' x 55'	Irregular	
Stories:	4		
Year Built / Last Altered:	1930 / 2015		
Total Gross SF:	5,281	SF (approx.)	
Residential Units:	6		
Commercial Units:	1		
Total Units:	7		
Gross Residential SF:	3,648	SF (approx.)	
Net Residential SF:	3,101	SF (approx.)	15% loss factor
Avg. Net Unit SF:	517	SF (approx.)	
Commercial SF:	1,633	SF (approx.)	
Zoning Information			
Zoning:	R7A, C2-4		
FAR (As-of-Right):	4.00		
Community Facility FAR:	4.00		
Total Buildable SF (As-of-Right):	8,160	SF (approx.)	
Less Existing Structure:	5,281	SF (approx.)	
Available Air Rights (As-of-Right):	2,879	SF (approx.)	
NYC Financial Information (25/26)			
Total Assessment:	\$135,950		
Annual Property Tax:	\$16,677		
Tax Class:	2B		
Tax Rate:	12.2670%		

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RESIDENTIAL REVENUE						Current Rent Roll				Proforma Rent Roll	
Unit	Beds	Baths	SF	Status	LXD	Base Rent	Pet Fee	Monthly Rent	\$/SF	Monthly Rent	\$/SF
2F	1	1	475	FM	Oct-26	\$3,450		\$3,450	\$87	\$4,200	\$106
2R	1	1	475	FM	Jun-26	\$3,975	\$350	\$4,325	\$109	\$4,200	\$106
3F	2	1	575	FM	Mar-27	\$3,100		\$3,100	\$65	\$4,500	\$94
3R	1	1	475	FM	Aug-26	\$3,850		\$3,850	\$97	\$4,200	\$106
4F	2	1	575	FM	Jul-26	\$4,195		\$4,195	\$88	\$4,500	\$94
4R	2	1	575	FM	Aug-26	\$3,775		\$3,775	\$79	\$4,500	\$94
Residential Monthly			3,150			\$22,345		\$22,695	\$86	\$26,100	\$99
Residential Annual								\$272,340	\$86	\$313,200	\$99
Residential Averages			525					\$3,783	\$86	\$4,350	\$99

COMMERCIAL REVENUE

Unit	Tenant	SF	Increases	Lease Exp.	Tax Contrib.	Expense Recovery	Monthly Rent	\$/SF	Pro Forma	\$/SF
COMM	Robotic Steam LLC	1,633	3%	Jan-29			\$8,142	\$60	\$10,900	\$80
Commercial Monthly		1,633			\$0	\$0	\$8,142	\$60	\$10,900	\$80
Commercial Annual					\$0	\$0	\$97,709	\$60	\$130,800	\$80

Total Revenue	Total Gross Revenue	\$370,049	\$70	\$444,000	\$84
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				Current		Proforma	
Residential Revenue		NSF	\$ / Unit / Mo.	\$ / SF	Annual Income	\$ / SF	Annual Income
Gross Annual Income		3,101	\$3,783	\$87.83	\$272,340	\$101.01	\$313,200
Less General Vacancy (3.0%)			(\$113)	(\$2.63)	(\$8,170)	(\$3.03)	(\$9,396)
Effective Gross Annual Income			\$3,669	\$85.19	\$264,170	\$97.98	\$303,804
Commercial Revenue		SF	\$ / Unit / Mo.	\$ / SF	Annual Income	\$ / SF	Annual Income
Gross Annual Income		1,633	\$8,142	\$59.83	\$97,709	\$80.10	\$130,800
Less General Vacancy (3.0%)			(\$244)	(\$1.80)	(\$2,931)	\$2.40	(\$3,924)
Effective Gross Annual Income			\$7,898	\$58.04	\$94,778	\$77.70	\$126,876
TOTAL REVENUE					Annual Income		Annual Income
Effective Gross Annual Income				\$75.83	\$358,947	\$90.98	\$430,680
EXPENSES							
Type		% of EGI	\$ / Unit	\$ / SF	Total	\$ / SF	Total
Property Taxes	Actual	3.9%	\$2,383	\$3.16	\$16,678	\$3.16	\$16,678
Water and Sewer	\$1,200/ Resi. Unit	1.7%	\$1,029	\$1.36	\$7,200	\$1.36	\$7,200
Insurance	Actual	1.9%	\$1,143	\$1.51	\$8,000	\$1.51	\$8,000
Fuel	Tenants Pay	0.0%	\$0	\$0.00	\$0	\$0.00	\$0
Electric (Common Areas)	\$0.30/ GSF	0.4%	\$226	\$0.30	\$1,584	\$0.30	\$1,584
Repairs & Maintenance	\$550/ Resi. Unit	0.8%	\$471	\$0.62	\$3,300	\$0.62	\$3,300
Super Salary	\$250/ Month	0.7%	\$429	\$0.57	\$3,000	\$0.57	\$3,000
Management Fee	3.0% / EGI	3.0%	\$1,538	\$2.04	\$10,768	\$2.45	\$12,920
Total Expenses		12.2%	\$7,219	\$9.57	\$50,531	\$9.98	\$52,683
Net Operating Income					\$308,417		\$377,997



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Overall

Clinton Hill is a distinguished Brooklyn neighborhood defined by architectural grandeur, historic prestige, and a quietly sophisticated residential atmosphere. Its elegant brownstones, stately townhomes, and tree-lined streets create one of the borough's most timeless settings, while the presence of Pratt Institute contributes a subtle creative energy that enhances the neighborhood's identity. With its seamless balance of serenity, culture, and connectivity, Clinton Hill continues to stand out as one of Brooklyn's most desirable addresses.

Lifestyle

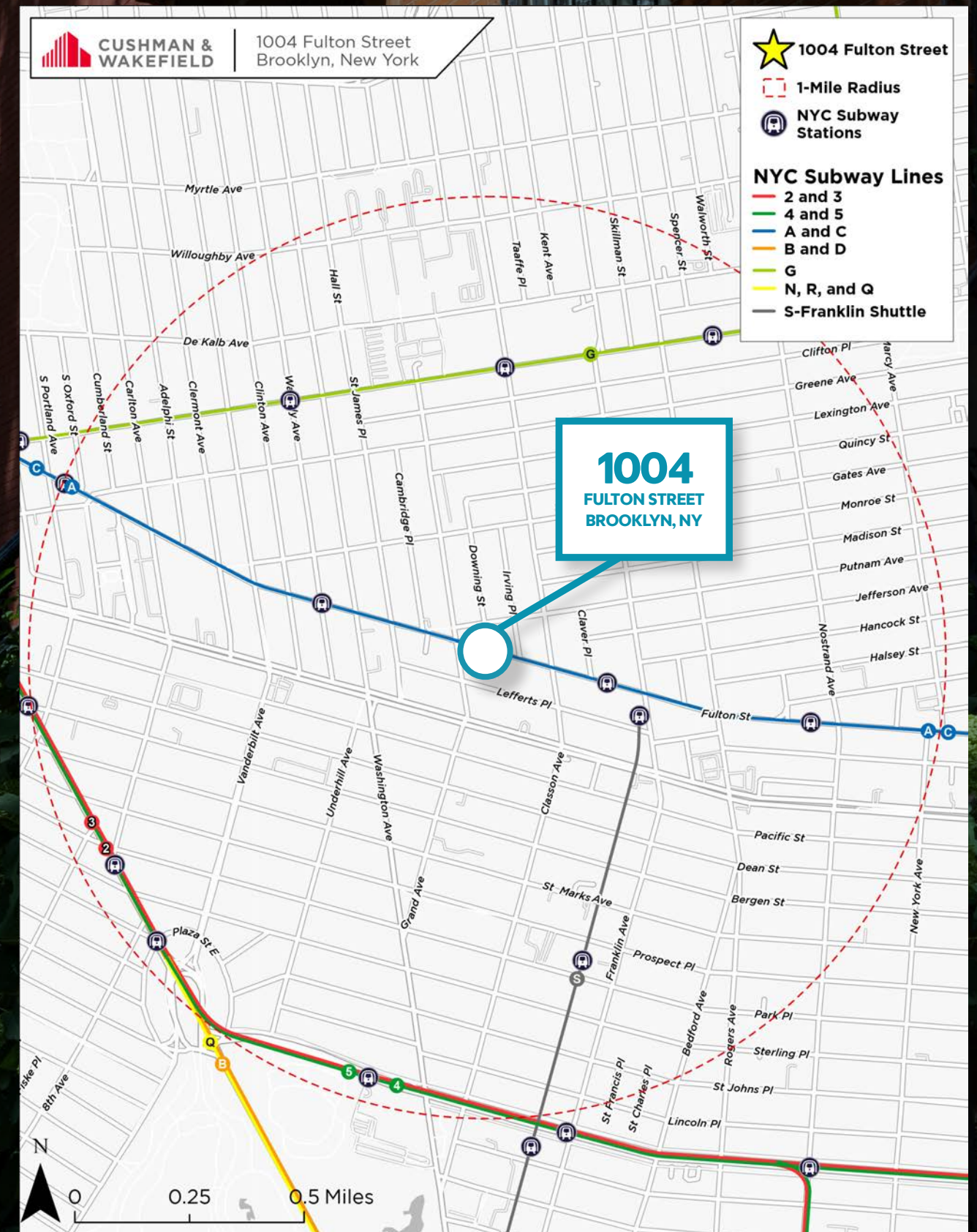
Life in Clinton Hill is shaped by a refined residential atmosphere, walkable streets, and a strong sense of neighborhood identity. Residents enjoy a lifestyle that feels both relaxed and elevated, with local cafés, destination dining, boutique retail, and nearby cultural amenities all contributing to its appeal. The neighborhood's balance of tranquility and access makes it especially attractive to those seeking a polished Brooklyn lifestyle with both character and convenience.

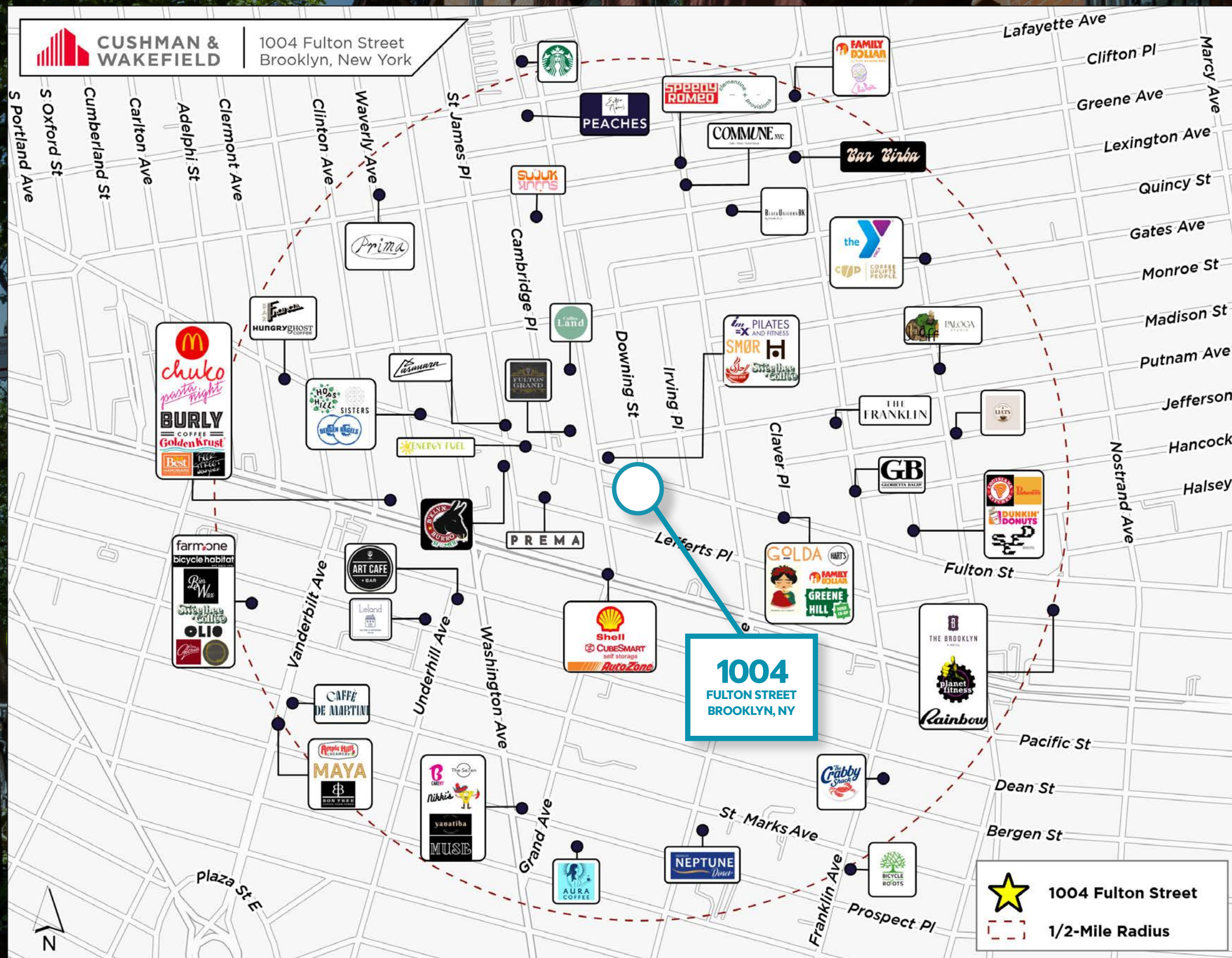
Dining & Entertainment

The neighborhood offers a polished yet approachable dining and entertainment experience, with a collection of acclaimed restaurants, stylish cafés, wine bars, and locally cherished gathering places. Notable destinations include Roman's, celebrated for its ingredient-driven Italian menu; Locanda Vini e Olii, a longtime neighborhood favorite set within a beautifully distinctive former apothecary space; and Evelina, known for its lively atmosphere and contemporary neighborhood appeal. Clinton Hill's character favors quality and charm over excess, while nearby Fort Greene and Downtown Brooklyn further enrich the lifestyle with theaters, cultural venues, and an expanded culinary scene.

Retail & Shopping

Clinton Hill's retail landscape reflects the neighborhood itself: curated, charming, and effortlessly convenient. Residents enjoy access to specialty food shops, artisanal purveyors, independent boutiques, and daily essentials, all within an inviting walkable setting. Its proximity to larger retail hubs adds another layer of convenience, allowing for both intimate neighborhood shopping and access to broader destination retail nearby.







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