



FiDi Retail Condo For Sale

119 Fulton Street | Financial District | New York

Between William and Nassau Streets



THE SUMMARY

Kassin Sabbagh Realty (KSR) is exclusively marketing the vacant retail condo at 119 Fulton for sale. The property is currently built-out as a salon, with plumbing and electrical infrastructure already installed. The retail condo is at the base of a 20 unit residential condo building

The property is easily accessible by public transit as it is located steps away from the busiest downtown subway station, the Fulton Transit Center. The Fulton Center underwent major renovations in 2014 to connect 9 lines (2, 3, 4, 5, A, C, J, R & Z) in one station. Fulton is the first station to be LEED certified, and it serves ~300,000 people daily.

The area has seen significant residential development, adding thousands of new units within a block radius. Surrounding neighbors include popular establishments such as Joe's Pizza, Blank Street Coffee, Zucker's Bagels, Chipotle, Chick-Fil-A, CVS, and Zara. Additionally, its proximity to major tourist attractions like the World Trade Center, the 9/11 Memorial, and the Oculus enhances its appeal for retail businesses seeking high foot traffic.



PROPERTY OVERVIEW

Property Type	Retail Condo
Retail Unit	1
Lot SF	3,049 SF
Lot dimensions	25' x 120'
Retail SF	4,200 SF (2,300 SF Grd + 1,900 SF LL)
Building dimensions	25' x 120'
Zoning	C6-4
Taxes	\$59,097



FINANCIAL DISTRICT



- **Fulton Transportation Hub**
17,887,203+
Annual Ridership
- **Major employers:** Goldman Sachs, BNY Mellon, Morgan Stanley, American Express, MTA, New York State, Moody's, Federal Reserve Bank of New York, Spotify, Condé Nast, J. Crew Group, and more

DEMOGRAPHICS

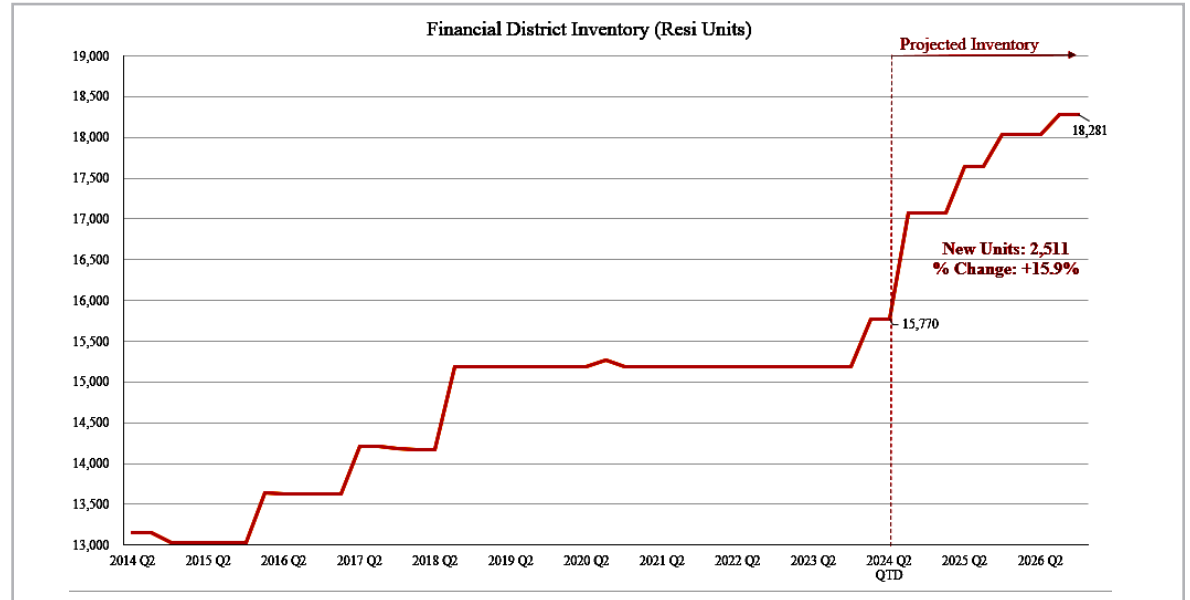
\$247,692 **245,155**
AVG INCOME DAYTIME POP.
.5 mi radius .5 mi radius



LIVING IN THE FINANCIAL DISTRICT

The Financial District is home to the iconic “Wall Street” and many large corporations, but in recent years, more people are calling the area home. Luxury apartments are popping up all around the neighborhood as old office buildings are converted into housing. The transformation of the neighborhood grew out of the exodus of banks and insurance companies from Lower Manhattan to Midtown and the September 11 attack, and the Pandemic has further contributed to the makeover.

Today, there are about 16,000 residential units in the Financial District, and an additional 2,500 units are expected to be added to the neighborhood in the next two years.

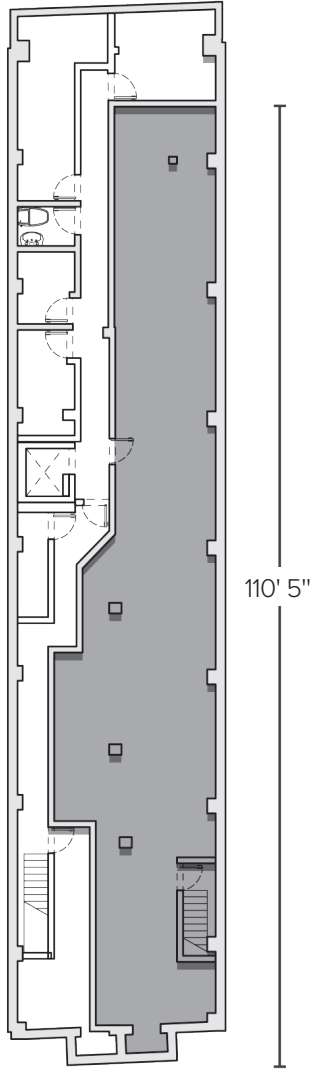
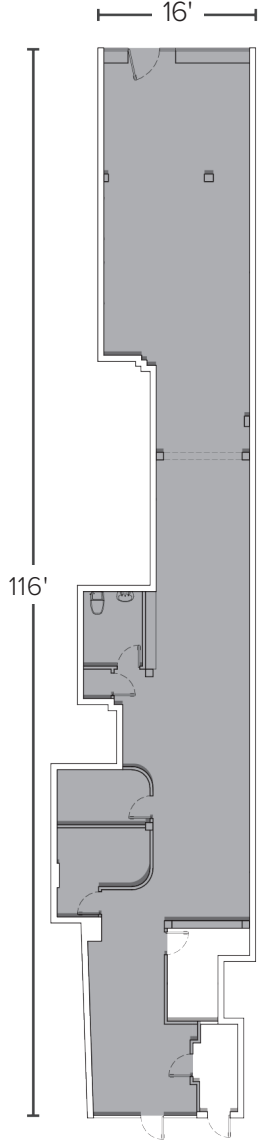


FLOOR PLAN



Ground Floor
2,300 SF

Basement
1,900 SF



Leonard Street

RENT ROLL

Tenant	SF	Projected Rent PSF	Annual Rent
Vacant - Ground Floor	2,300	\$80	\$184,000
Vacant - Basement	1,900	\$38	\$72,200
Total	4,200		\$256,200

PROFORMA

Income

Retail Rental Income	\$256,200
Total	\$256,200

Expenses

RET	\$59,097
Professional Fees	20,000
Repairs & Maint	7,700
Insurance	2,500
Total	\$89,297

Net Operating Income

\$166,903



FOR MORE INFORMATION,
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