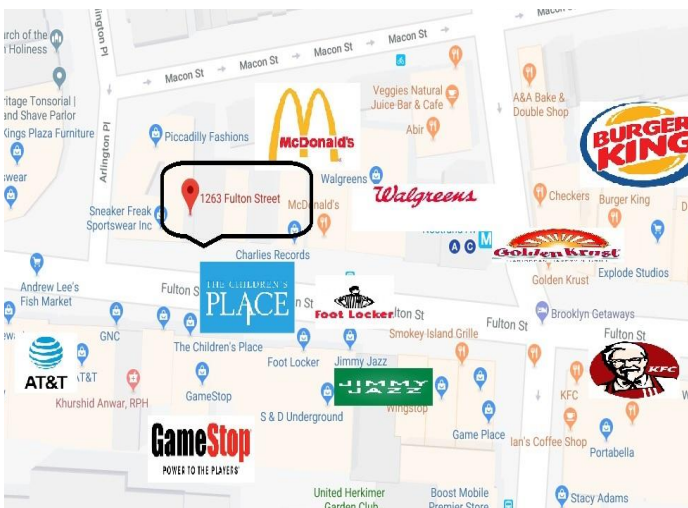
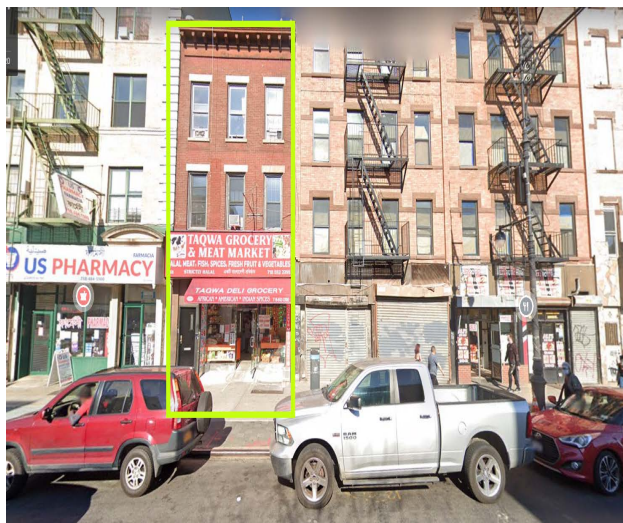


1263 Fulton Street Brooklyn, NY 11216

For Sale: \$3,000,000 (Price Reduced)

COMMERCIAL



PROPERTY HIGHLIGHTS

Prime Retail location bet. Nostrand & Bedford Avenue Mixed use –2 Family & Store plus basement

4200 Sq Ft Property has 5,000 Sq Ft of Air rights

For more details Call Samuel Mizrahi
718-998-5700 Cell 917-561-4526

Property Description:

Three Story building
Store is 2,000 Sq Ft plus basement - \$7,315 a month
2-2 Bed Apts \$2,100 -\$2,000
Tenants pay utilities
Taxes: \$20,000
Insurance: \$4,800
Water: \$4,000
Gross Rent: \$136,980
Net: \$108,180

CENTURY 21

Commercial

Mizrahi Realty

We know the Boroughs

Samuel Mizrahi

Broker Associate

President Commercial Division

718-998-5700 cell 917-561-4526

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