

1263 Fulton Street Brooklyn, NY 11216

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

COMMERCIAL

(21)



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Commercial
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Samuel Mizrahi

Broker Associate

President Commercial Division

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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
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Property Description:

Three Story building

Store is 2,000 Sq Ft plus basement - \$7,530 a month

2-2 Bed Apts \$2,100 -\$2,250,
Apartments have no leases.

Tenants pay utilities

Taxes: \$20,000

Insurance: \$4,800

Water: \$4,000

Gross Rent: \$142,380

Net: \$113,580