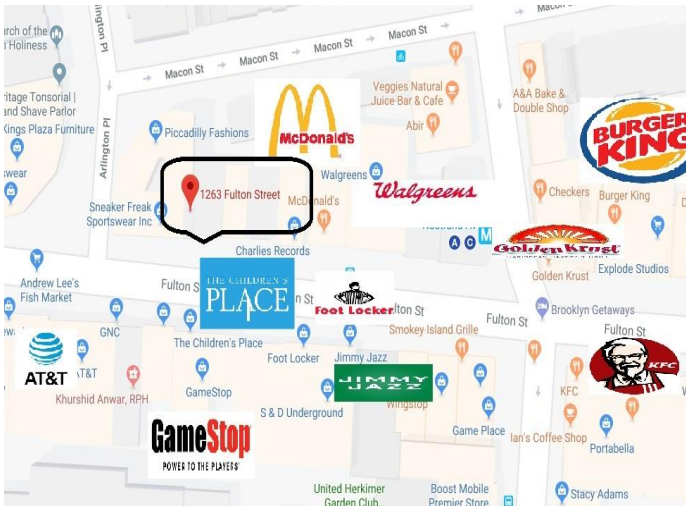


1263 Fulton Street Brooklyn, NY 11216

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 - \$7,530 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

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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