

3255 FULTON STREET

BROOKLYN, NY 11208

THE BUILDING CAN BE DELIVERED
VACANT WITH FULLY RENOVATED
4-BEDROOM APARTMENTS.

THE RETAIL SPACE IS ALSO RENOVATED
AND INCLUDES A FULL BASEMENT.

ANNUAL EXPENSES:
WATER & SEWER – \$1,900
INSURANCE – \$4,500



3255 FULTON STREET

BROOKLYN, NY | EAST NEW YORK

Between Chestnut Street and Euclid Avenue

Kassin Sabbagh Realty (KSR) is proud to represent 3255 Fulton Street is a mixed-use building located in the Cypress Hills neighborhood of Brooklyn, New York. Built around 1920, the property spans approximately 4,750 square feet and offers a combination of residential and commercial space, making it ideal for investors or end-users seeking live/work or rental income opportunities.

The building is positioned on a high-visibility stretch of Fulton Street, a well-trafficked corridor lined with small businesses, local retailers, and essential neighborhood services. Its proximity to major subway lines—including the A, J, and Z trains at the nearby Crescent Street and Norwood Avenue stations—provides excellent connectivity to other parts of Brooklyn, Manhattan, and Queens.

The area is experiencing steady revitalization, with new developments and infrastructure improvements contributing to growing demand and increased foot traffic. Residents and businesses alike benefit from the property's location near Highland Park, schools, supermarkets, and community institutions. With its strategic location, flexible use potential, and access to transit, 3255 Fulton Street represents a valuable asset in one of Brooklyn's transitioning submarkets.

Great opportunity to own a solid income-producing mixed-use building featuring:

- **The building can be delivered vacant with fully renovated 4-bedroom apartments. The retail space is also renovated and includes a full basement.**

ASKING PRICE: \$1,475,000

Stories	3
Buildings on lot	1
Year built	1920
Building class	Three Families (C0)
Block & lot	04128-0070



PROPERTY OVERVIEW

Property Type	Mixed Used
Units	3
Lot Size	2,618
Lot Dimensions	25.33 ft x 103.33 ft
Building Size	4,750
Building Dimensions	25 ft x 55 ft

Max Buildable	5,236
Max FAR & Air Rights	2
Existing FAR	2
Zoning	R6B, C2-4, EC-6
Taxes	\$8,981

INVESTMENT HIGHLIGHTS

- Positioned on a high-traffic retail corridor, adjacent to thriving ground-floor businesses and close to multiple subway lines (J, Z, A, C), this building benefits from both rent roll stability and street-level visibility
- 3255 Fulton Street offers a rare mix of stable income, value-add potential, and strategic upside in a transit-rich, retail-heavy corridor undergoing revitalization. With careful modernization and potential commercial conversion, it aligns strongly with investor goals ranging from cash flow to capital appreciation.
- A mixed-use building at 3299 Fulton Street offers the opportunity to boost revenue by enhancing retail space while continuing to generate income from the residential units.
- The building's original 1920 design presents opportunities to upgrade units, install in-unit laundry, modernize kitchens and bathrooms, or convert a unit into ground-floor commercial space.

FINANCIALS

RETAIL PURPOSES	
Retail space	Built nearly full, 2,500 SF ground floor + 2,500 SF basement
Retail income	\$4,650/month
Total building size	4,750 SF

UNIT DESCRIPTION	UNITS	PROJECTED RENT
4 Bedroom	1F	\$4,250
4 Bedroom	2F	\$4,250
TOTAL		\$8,500
GROSS ANNUAL INCOME		\$8,500

EXPENSES	YEAR
Taxes	\$8,900
Water & Sewer	\$1,900
Insurance	\$4,500

ASKING PRICE: **\$1,575,000**

Low expenses, strong rental income, and excellent upside. Ideal for investors or owner-users.



AREA MAP



Nestled in the heart of East New York just off Fulton Street, **3255 Fulton Street** is surrounded by a vibrant mix of small-scale retail—including delis, dollar stores, bakeries, beauty salons, and convenience shops—that cater to daily local needs. A short stroll brings you to larger strip-mall style retailers like Key Food and family-owned grocers, while the broader Fulton Street corridor unfolds into a lively, pedestrian-friendly commercial stretch brimming with clothing boutiques, cellphone outlets, barber shops, and fast-casual eateries. Heading west toward Broadway Junction, retail density increases, recalling the corridor's historic legacy as a regional shopping destination with department-store roots like Macy's and Woolworth's echoing in today's storefront architecture. Neighbors benefit from this well-established blend of everyday essentials and niche services, making the location both convenient and community-oriented.

MTA

Transportation Overview

Subway Station

Norwood Avenue Station

Crescent Street Station

Subway Line

MTA Bus Lines

B14

B20

B26

C

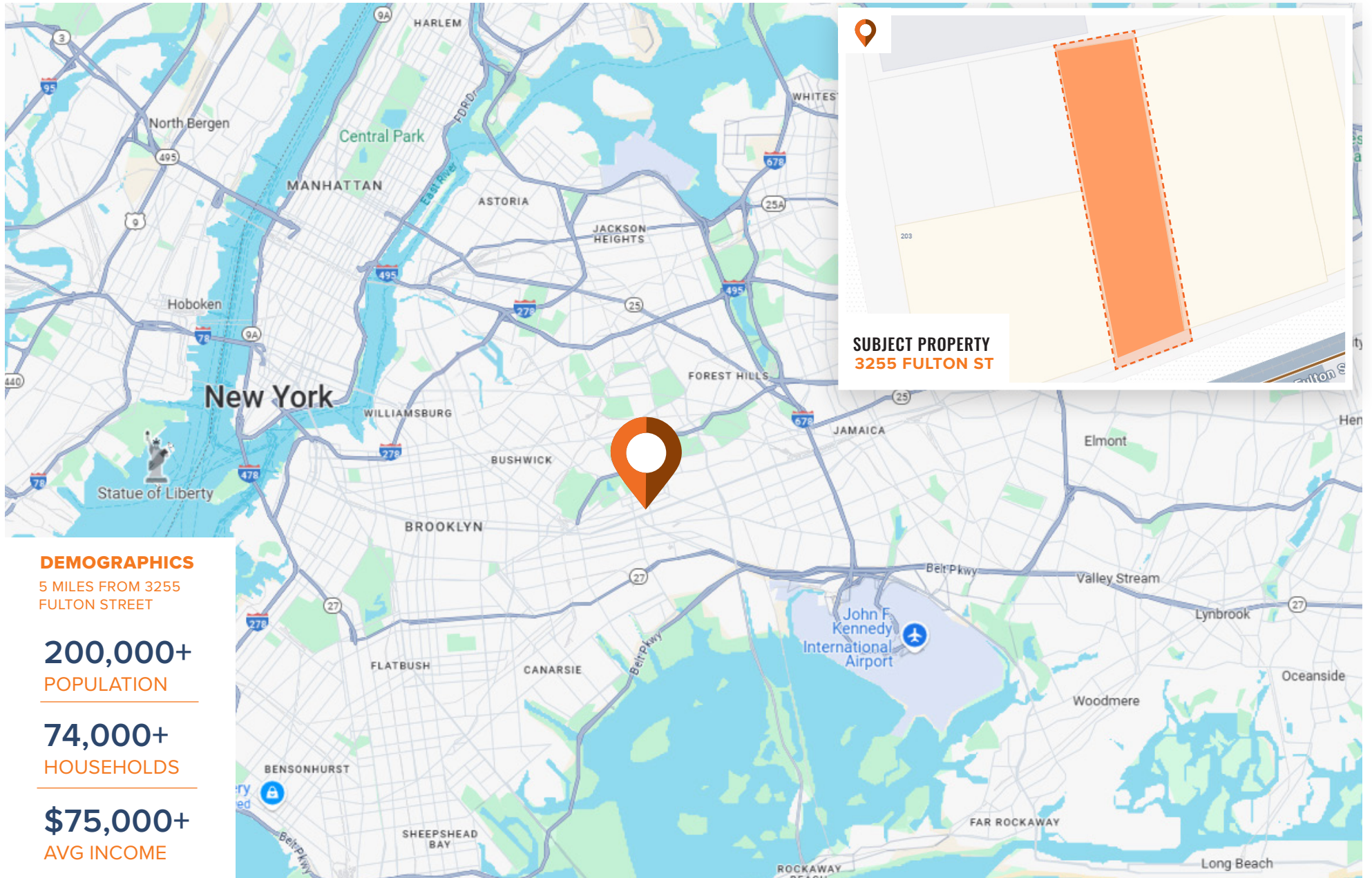
J

Z



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LOCATION MAP



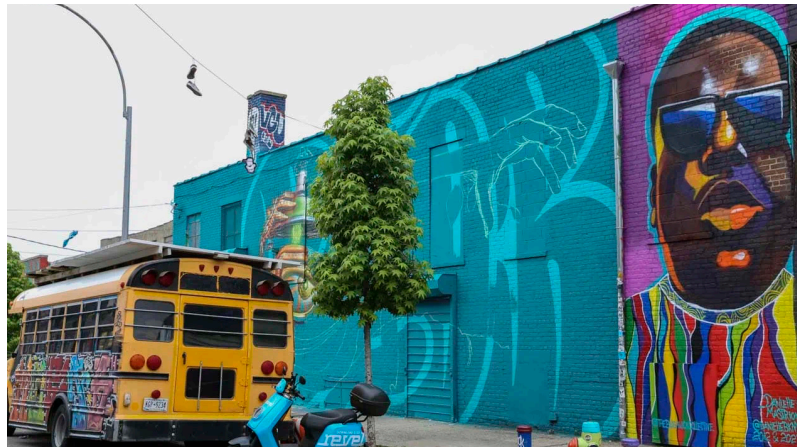
ABOUT EAST NEW YORK



East New York, situated in the easternmost section of Brooklyn, is a vibrant and historically rich neighborhood that has long served as a gateway for working-class families and immigrant communities. Bordered by Cypress Hills to the north and Canarsie to the south, East New York is known for its cultural diversity, with a population that includes African American, Caribbean, Latino, and increasingly, South Asian residents. The neighborhood's fabric is a blend of residential blocks, industrial zones, and retail corridors—most notably along Fulton Street, Atlantic Avenue, and Pennsylvania Avenue—where local businesses and national retailers coexist.

East New York plays a significant role in Brooklyn's transit system, served by multiple subway lines including the A, C, J, L, and Z trains, as well as numerous bus routes, making it one of the most connected areas in the borough. In recent years, it has been the focus of major city-led revitalization efforts under the East New York Neighborhood Plan, which aims to enhance housing affordability, invest in community resources, and stimulate economic development. New parks, schools, and mixed-use developments are gradually transforming the landscape, while preserving the neighborhood's long-standing sense of resilience and pride.

Despite historical disinvestment and challenges such as high poverty rates and underemployment, East New York remains a community rooted in activism, faith, and cultural expression. Churches, community centers, and grassroots organizations play an active role in shaping the neighborhood's future. As the city continues to invest in infrastructure and opportunity, East New York is positioned at the intersection of tradition and transformation—offering both stability for long-time residents and potential for meaningful growth.



FOR MORE INFORMATION,
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