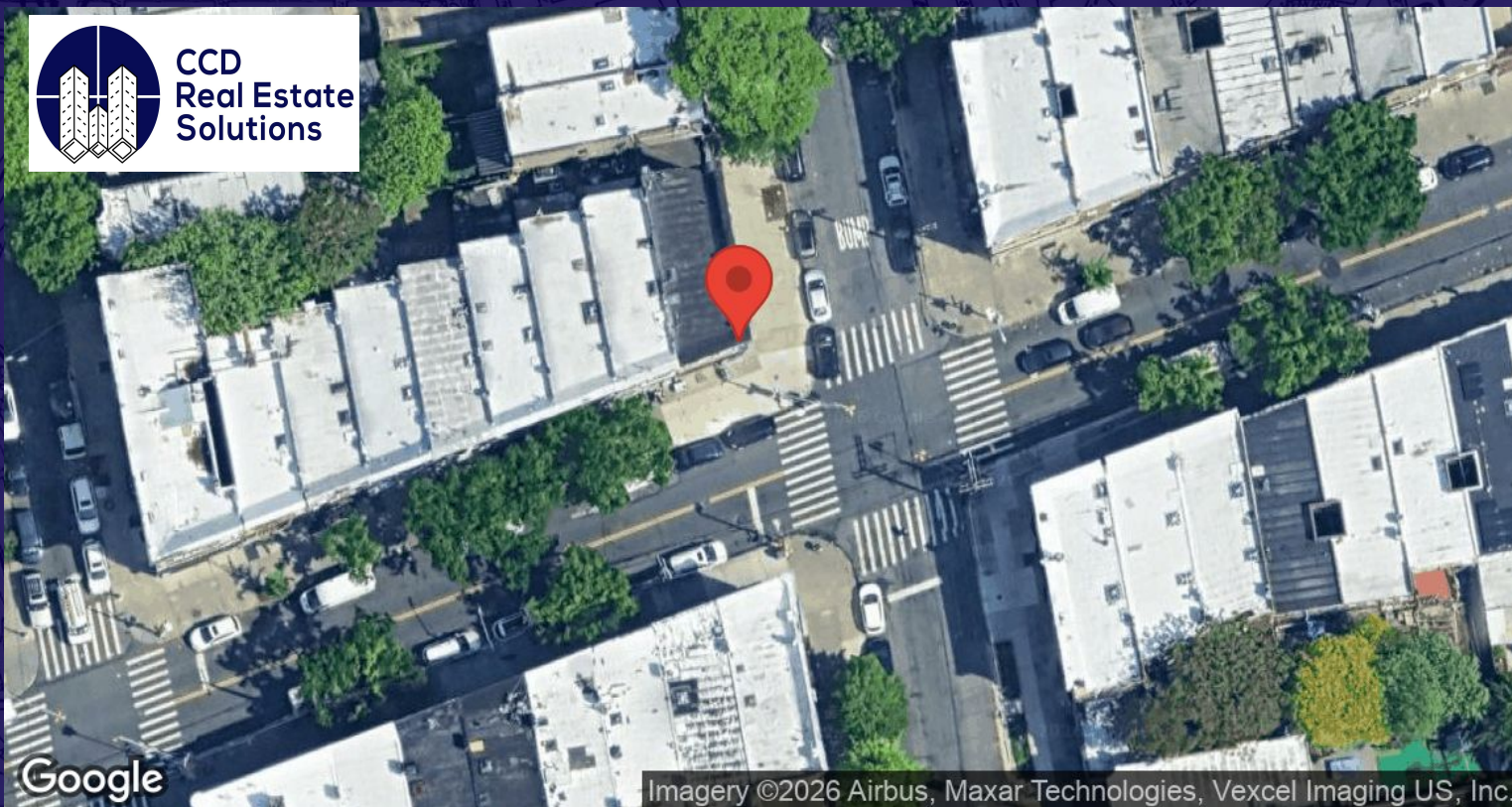




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OFF MARKET CORNER MIXED USE BUILDING FOR SALE

3439 Fulton St, Brooklyn, NY 11208

Presented By:

Christopher Daniels

Licensed Real Estate Broker

PROPERTY HIGHLIGHTS



Total Lot Building Size **3,000** sq ft

Total Lot Size **1,276** sq ft

Zoning **R5(QRS),C1-2**

Total Residential Units **4**

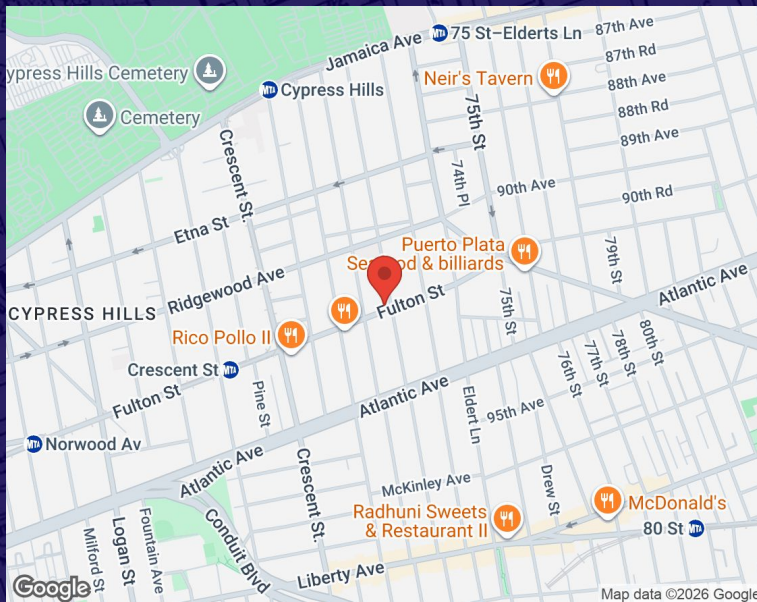
Total Commercial Units **1**

Current Cap Rate **5.00%**

Projected Cap Rate **6.50%**

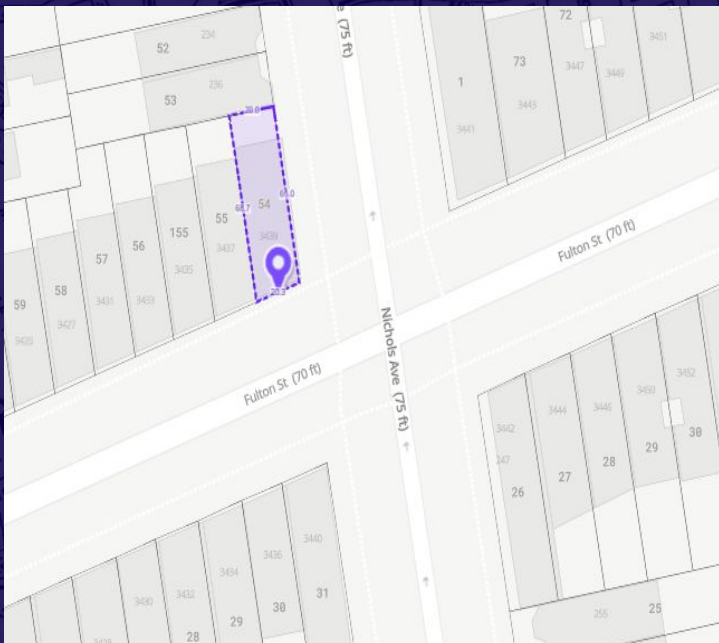
PROPERTY SUMMARY

Mixed-use investment opportunity at **3439 Fulton Street in Cypress Hills, Brooklyn**. This three-story property features **one ground-floor commercial unit, four residential units and a private garage**. Ideally located along the busy Fulton Street retail corridor, near shopping, buses and the J/Z subway lines. An excellent opportunity for an investor or owner-user.



- Three-story mixed-use property
- One ground-floor commercial unit
- Four residential apartments
- Private garage
- Prime Fulton Street location near shopping, buses and the J/Z subway lines

PROPERTY INFORMATION



Address	3439 Fulton St
Neighborhood	Cypress Hills
Block/Lot	04134-0054
Lot Dimensions	20.33 ft x 62 ft
Lot Sq. Ft.	1,276
BUILDING INFORMATION	
Building Type	Mixed-Use
Building Sq. Ft.	3,000
Total Units	5
TAX INFORMATION	
Assessed Value ('25-'26)	\$192,150
Gross Taxes ('25-'26)	\$14,205
ZONING / POTENTIAL DEVELOPMENT INFORMATION	
Zoning District	R5, C1-2
Standard FAR:	1.5
Residential BSF:	1,914
Commercial FAR:	2.0
Commercial BSF:	2,552
QRS (resi) FAR:	2
QRS (resi) BSF:	2,552
Comm. Fac. FAR:	1
Comm. Fac. BSF:	1,276
QRS for Mixed Use FAR	2.5
QRS for Mixed Use BSF	3,190
Max Residential Units:	4

Asking \$2,200,000

RENT ROLL

Property Address				Current Income				Potential Income (Pro Forma) - Market		Potential Income (Pro Forma) - Program	
3439 Fulton St- Brooklyn											
Unit #	Unit Type	Tenant	Appx Sqft	Monthly Rent	\$/sqft/yr	Lease Expiration	Option To Renew	Monthly Rent (Market)	\$/sqft/yr	Monthly Rent (City/State Program) ie; City FHEPS	\$/sqft/yr
1st Floor	Retail	Salon	1,000	\$2,600	\$31	2027	N/A	\$4,000	\$48	\$4,000	\$48
2F	Studio	Indv- program	500	\$2,500	\$60	2027	N/A	\$1,700	\$41	\$2,604	\$62
2R	Studio	Indv- cash	500	\$1,300	\$31	2027	N/A	\$1,700	\$41	\$2,604	\$62
3F	Studio	Indv- program	500	\$2,600	\$62	2027	N/A	\$1,700	\$41	\$2,604	\$62
3R	Studio	Indv- program	500	\$2,300	\$55	2027	N/A	\$1,700	\$41	\$2,604	\$62
Parking	1 spot		150	\$0	\$0			\$300	\$24	\$300	\$24
Gross Monthly Income				\$11,300				\$11,100		\$14,716	
Gross Annual Income				\$135,600				\$133,200		\$176,592	
Operating expenses											
Real Estate Taxes (2026-2027)				\$14,205				\$14,205		\$14,205	
Insurance	3.0%			\$4,068				\$3,996		\$5,298	
Utilities	0.75%			\$1,017				\$999.00		\$1,324	
Water and Sewer	1.5%			\$2,034				\$1,998.0		\$2,649	
Vacancy	5.0%			\$6,780				\$6,660.0		\$8,830	
Misc. Expenses				\$2,500				\$2,500		\$2,500	
Total Expenses				\$30,604				\$30,358		\$34,806	
Net Operating Income				\$104,996				\$102,842		\$141,786	
Capitilization Rate				4.77%				4.67%		6.44%	
Lease Terms/ Additional Info											
Tenants pay their own heat, cooking gas and electricity.											

