

**19,512**  
Lot SF

**56,138**  
Buildable SF Approx.

**12,792**  
Gross SF

**CYPRESS HILLS**  
Location

Ariel Property Advisors has been retained on exclusive basis to arrange the sale for 3008-3014 Fulton Street and 245 Linwood Street, a 12,792 square foot retail building on a combined 19,512 SF lot, with 56,138 buildable square feet. Located on the southeast corner of Fulton Street and Linwood Street in Cypress Hills, Brooklyn.

The subject property is a 129' x 87', single story steel and concrete building comprised of two commercial units. The retail is occupied but can be delivered vacant. The area was recently up-zoned which provided the property with approximately 43,346 buildable square feet of additional air rights which are currently unused. The subject property can also be used in the FRESH program which allows for additional FAR if a portion of the commercial space is utilized or occupied as a grocery use.

Located in Cypress Hills on Fulton Street, 3008-3014 Fulton Street provides immediate access to Bushwick, Bedford Stuyvesant, Williamsburg and Manhattan via the Cleveland Avenue Street J train stop, as well as the Norwood Avenue J and Z train stop.

3008-3014 Fulton Street provides investors with a clean slate to either add value to the existing building or to increase the buildings size with the unused FAR. The property allows investors take immediate advantage of the projected rents in the area with little work. 3008-3014 Fulton Street is an amazing opportunity to add value and see great returns in a short period of time.

PROPERTY INFORMATION

Block / Lot	3956 / 43, 40	
Lot Dimensions	147.61' x 111.79' (irr)	
Lot Area (Approx.)	19,512 Sq. Ft.	
Zoning	R6A / C2-4 Portion	R5B Portion
FAR	3.60 / 1.00	1.35
Lot SF (Approx.)	13,243	6,269
Buildable Area (Approx., as-of-right)	47,675	8,463
Community Facility Buildable Area (Approx., as-of-right)	39,729	
<b>Total Buildable SF (approx., as-of-right)</b>	<b>56,138</b>	
Existing Footage (Approx.)	12,792	
Air Rights (Approx., as-of-right)	43,346	
Assessment (18/19)	\$496,348	
Real Estate Taxes (18/19)	\$52,187	

OWNERSHIP REQUESTS PROPOSALS

FOR MORE INFORMATION PLEASE CONTACT OUR EXCLUSIVE SALES AGENTS AT 212.544.9500 / [arielpa.nyc](http://arielpa.nyc)

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FOR FINANCING INFO

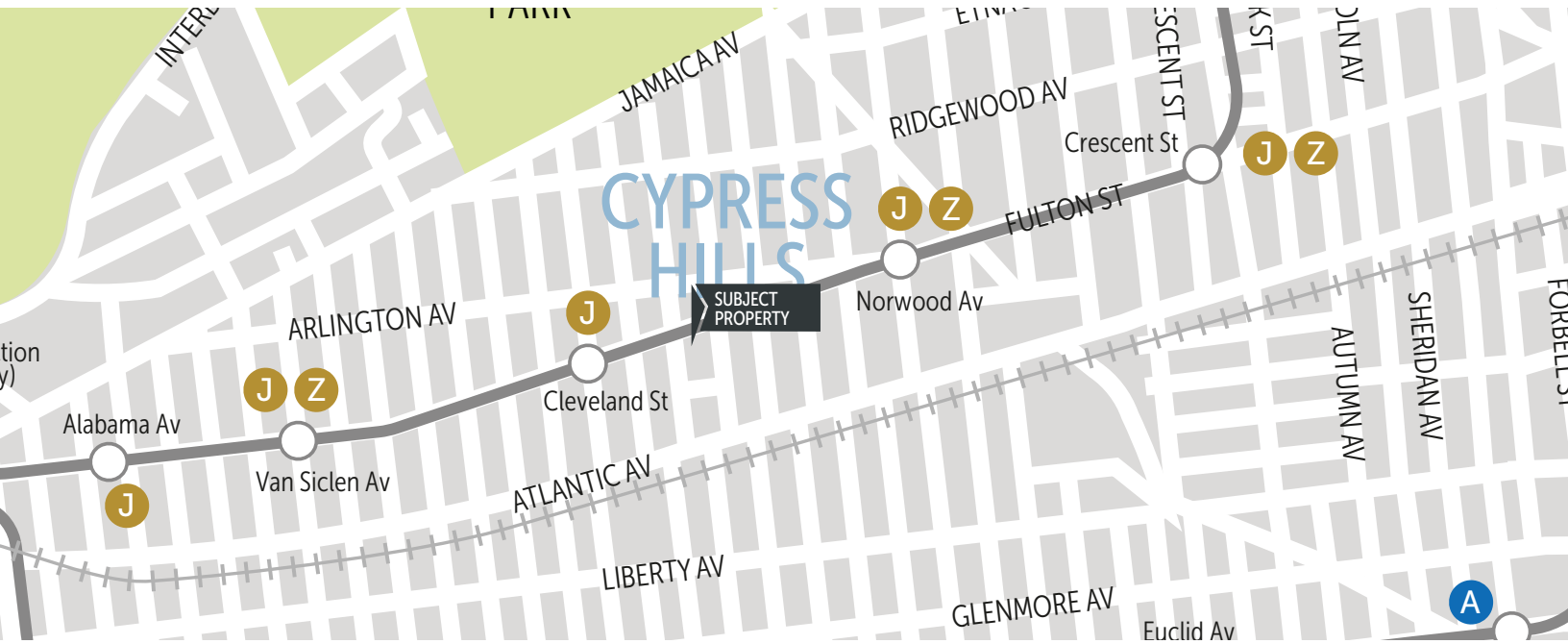
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3D MAP / TAX MAP

Southeast corner of Fulton Street and Linwood Street



LOCATION MAP



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