

1189 FULTON STREET, BROOKLYN, NY 11216

8,900 SF Mixed-Use Development Site on Fulton Street | **FOR SALE**



8,900

Buildable SF

R7D/C2-4

Zoning (FAR)

BEDFORD-STUYVESANT

Location

PROPERTY INFORMATION

Block / Lot	2000 / 42	
Lot Dimensions	20' x 107.14'	
Lot Size	2,120	Sq. Ft. (Approx.)
Zoning	R7-D	
FAR	4.20	(as-of-right)
Buildable Area	8,904	Sq. Ft. (Approx.)
Assesment (19/20)	\$104,850	
Real Estate Taxes (19/20)	\$11,024	

PROPERTY DESCRIPTION

Ariel Property Advisors presents 1189 Fulton Street, a vacant 20' x 107.14' lot on the north side of Fulton Street between Franklin and Bedford Avenues in the Bedford-Stuyvesant neighborhood of Brooklyn.

R7D/C2-4 zoning (FAR: 4.2 Res., 2.0 Comm.) provides approximately 8,900 buildable square feet as-of-right for a residential / retail mixed-use project. The property is situated in a prime location and is surrounded by residential and commercial new development projects as well as local retail shops. Across the street from the property, at 1134 Fulton Street, the developer is developing a mixed-use building with 182 units which will add to the already growing foot traffic in the immediate area.

1189 Fulton Street is just a block away from the C and S trains at the Franklin Avenue subway station and two blocks from the A and C trains at the Nostrand Avenue subway station. There are a number of new cafes, bars, and shops in the immediate vicinity providing future tenants with a variety of entertainment options. The John Hancock Playground and the Bedford-Stuyvesant Museum of African Art are also within walking distance of the site.

Offering a prime location in a rapidly growing area, 1189 Fulton Street represents a prime boutique development opportunity.

ASKING PRICE: \$1,995,000

For More Information Please Contact Our Exclusive Sales Agents at **718.475.9800** | arielpa.nyc

Jonathan Berman x20
jberman@arielpa.com

James Meehan x80
jmeehan@arielpa.com

718.475.9800

arielpa.nyc

For Financing Info

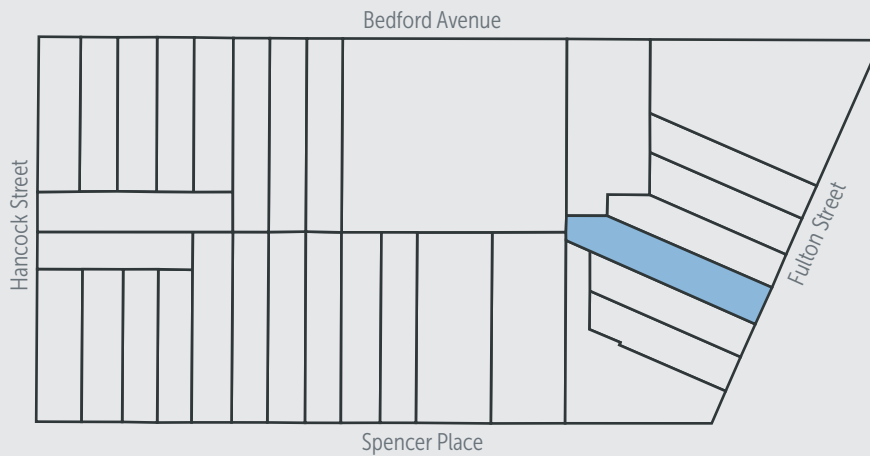
Matthew Dzbanek x48
mdzbanek@arielpa.com

1189 FULTON STREET, BROOKLYN, NY 11216

8,900 SF Mixed-Use Development Site on Fulton Street | **FOR SALE**



West side of Fulton Street between Spencer Place and Bedford Avenue



2000

Block

42

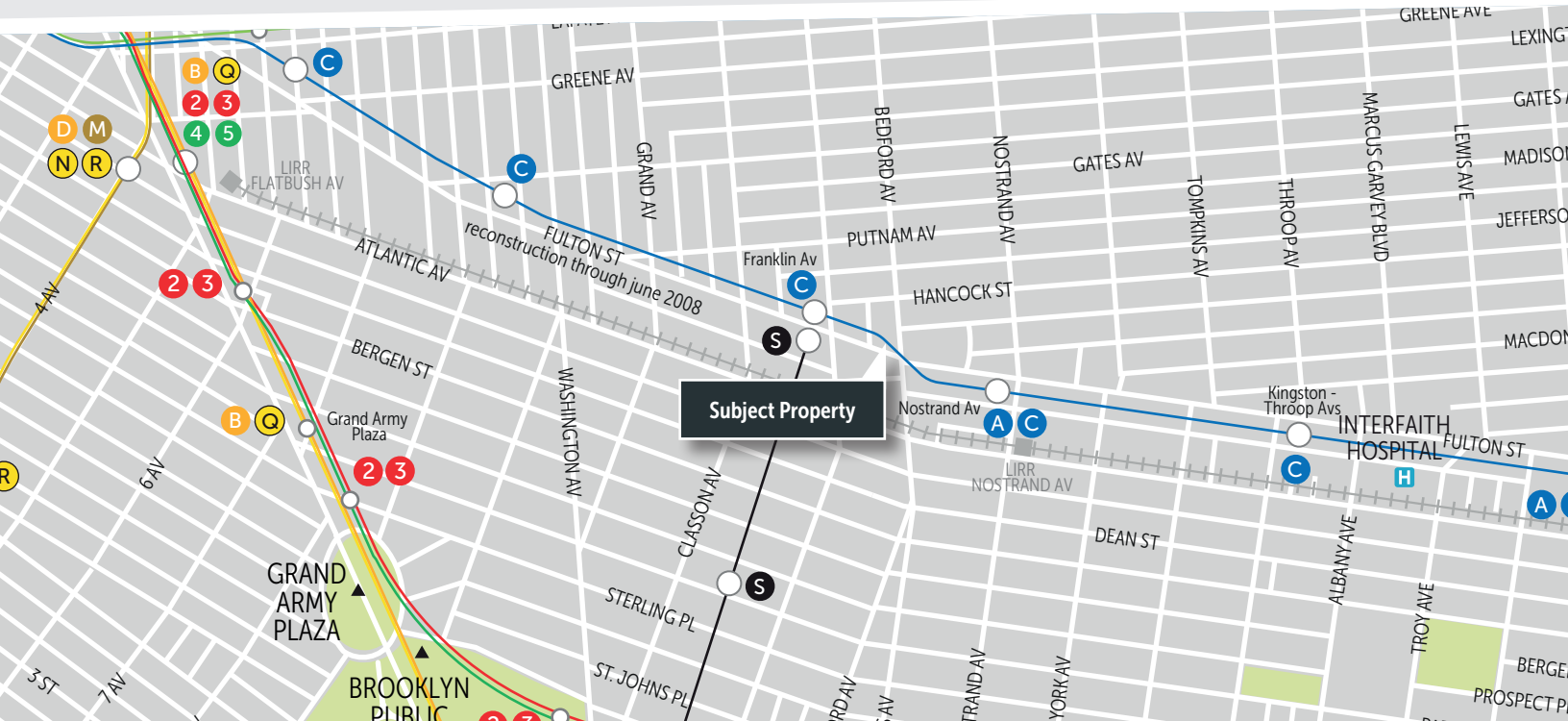
Lot

20' X 107.14'

Lot Dimensions

2,120

Lot Area SF



ASKING PRICE: \$1,995,000

718.475.9800

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **718.475.9800** | arielpa.nyc

For Financing Info

Jonathan Berman x20
jberman@arielpa.com

James Meehan x80
jmeehan@arielpa.com

Matthew Dzbanek x48
mdzbanek@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. 27 June 2019 6:46 pm