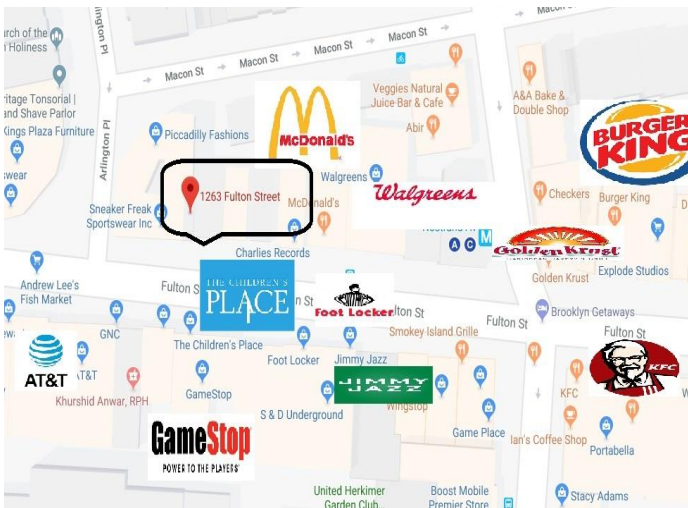


1263 Fulton Street Brooklyn, NY 11216

For Sale: \$3,300,000



### PROPERTY HIGHLIGHTS

Prime Retail location bet. Nostrand & Bedford Avenue Mixed use –2 Family  
4200 Sq Ft Property has 5,000 Sq Ft of air rights

For more details Call Samuel Mizrahi  
718-998-5700

### Property Description:

Three Story building  
Store is 2,000 Sq Ft plus basement -\$6,500 a month  
2-3 Bed Apts \$2,650 -\$1,800  
Tenants pay utilities  
Taxes: \$23,000  
Insurance: \$3,000  
Water: \$4,000  
Gross Rent: \$131,400

# CENTURY 21

Commercial

Mizrahi Realty

We know the Boroughs

Samuel Mizrahi

Broker Associate

President Commercial Division

718-998-5700

Samuelmizrahi3@gmail.com

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