

1065 Fulton Street

DEVELOPMENT SITE / CONVERSION OPPORTUNITY – FOR SALE | CLINTON HILL, BROOKLYN, NY 11238

THREE POINT REAL ESTATE



THE PROPERTY

1065 Fulton Street is a 3,050 sq.ft. **vacant**, three-story walk-up building located on the north side of Fulton Street between Irving Place and Classon Avenue in Clinton Hill, Brooklyn. The structure measures approximately 20.33' x 50' per floor and the lot is irregularly shaped, measuring approximately 20.33' x 112.17'. The zoning is R7A/C2-4 which offers a Floor to Area Ratio (FAR) of 3.45 for "as of right" residential development of approximately 7,552 buildable sq.ft. or approximately 10,069 buildable sq.ft. for Inclusionary Housing development.

THE OPPORTUNITY

Ownership at 1065 Fulton Street has approved Department of Buildings (DOB) & Mass Transit Authority (MTA) plans for the development a 6-story approximately 7,300 sq.ft. elevator building comprised of 11 studio apartments. A Post Approval Amendment (PAA) was filed with the DOB for the option to modify the existing plans. Ownership will consider a Joint Venture (JV) and will deliver the DOB & MTA approved plans along with the PAA filings upon a sale.

1065 Fulton Street will be delivered vacant "as is" and is a prime residential or mixed-use development/conversion opportunity. The building is also suitable for an end-user, investor, or group interested in establishing a live/work scenario. The property is a must see and all inquiries are welcome.

THE LOCATION

1065 Fulton Street located within close proximity to all necessary retail, restaurants, and shopping that Fort Greene and Clinton Hill provide. The A-C train at Fulton & Franklin is two (2) blocks away and the B25 & B48 bus stops are adjacent to the property. 1065 Fulton Street is also walking distance to Downtown Brooklyn, Atlantic Terminal, The Barclay's Center, and Fort Greene Park.

ASKING PRICE: \$2,300,000

For Further Information, Please Contact:

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