

# 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 Clason Avenue and Place 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 12.17'. The zoning is MTA/C2-4 which offers a floor to Area Ratio (FAR) of 45 for "as of right" residential development of approximately 7,552 buildable sq.ft. or approximately 10,000 buildable sq.ft. for Intentional 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 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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