

3350 FULTON STREET
EAST NEW YORK, BROOKLYN
MIXED-USE BUILDING FOR SALE

ASKING PRICE
\$1,600,000 | 8.68% Cap Rate



3350 FULTON STREET

BROOKLYN, NY

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EXECUTIVE SUMMARY

OVERVIEW

Invictus Property Advisors is pleased to present the exclusive offering of 3350 Fulton Street, a five (5) unit mixed-use asset located in East New York, Brooklyn.

The building comprises four (4) free market residential units, two (2) of which can be delivered vacant. The ground floor retail space is leased to a pharmacy under a recently executed lease that runs through 2038. Additionally, the property is protected under Tax Class 2A, which limits property tax increases year over year. Additionally, the lot benefits from QRS (Qualified Residential Site) designation and features a 2.5 FAR, offering 707 square feet of unused air rights.

Located along the highly trafficked Fulton Street corridor, the property enjoys exceptional visibility and strong pedestrian activity. It is also conveniently situated just two blocks from the Crescent Street Subway Station, served by the J and Z lines.

Property Information	
Address:	3350 Fulton Street
Block / Lot:	4147 / 31
Submarket:	East New York
Lot Dimensions:	20’ x 91’
Lot SF:	1,723 SF
Building Dimensions:	20’ x 60’
Building SF:	3,600 SF
Units:	5 (4 resi. 1 comm.)
Stories:	3
Zoning:	R5 C1-2
Commercial FAR:	2.00
Residential FAR:	2.00
Mixed-Use FAR:	2.50
Air Rights	707 SF
Assessment (24/25):	\$142,684
Taxes (24/25):	\$17,835
Tax Class:	2A

Rent Roll

Unit	LXP	Status	GSF	NSF	Monthly	Annual
2R	-	FM	600	510	\$ 2,696	\$ 32,352
2F	12/01/2025	Section 8	600	510	\$ 2,015	\$ 24,180
3F	-	FM	600	510	\$ 2,696	\$ 32,352
3R	08/31/2026	FM	600	510	\$ 2,850	\$ 34,200
Total					\$ 10,257	\$ 123,084

Blue denotes projection due to the apartments being delivered vacant.

Unit	LXP	GSF	NSF	Monthly	Annual	\$/NSF
JHA Pharmacy	9/30/2038	1,200	1,080	\$ 5,000	\$ 60,000	\$ 56
Total				\$ 5,000	\$ 60,000	\$ 56

Expenses

		Total
Real Estate Taxes (24/25)	Actual	\$ 17,835
Insurance	Actual	\$ 2,443
Utilities	Actual	\$ 5,023
Super	Projected @ \$500 / month	\$ 6,000
Management	Projected @ 3% EGI	\$ 5,327
Repairs & Maintenance	Projected @ \$500 / Unit	\$ 2,000
Total		\$ 38,628

		Total
Gross Annual Income		\$ 183,084
Vacancy and Credit Loss		\$ 5,492
Effective Gross Income		\$ 177,592
Projected Expenses		\$ 38,628
Net Operating Income		\$ 138,964

ASK PRICE: \$1,600,000 (8.68% Cap Rate)

3350

FULTON STREET

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