

# 673 Fulton Street, Downtown Brooklyn

FOR SALE OR UNSUBORDINATED GROUND LEASE | PRIME GROUND-UP DEVELOPMENT SITE



Asking Rent:

**\$350,000**/YEAR NNN

Asking Price:

**\$9,500,000**

OWNERSHIP PREFERS UNSUBORDINATED GROUND LEASE BUT WILL ENTERTAIN ALL OFFERS

**UP TO 28,342 BSF WITH NEIGHBORING AIR RIGHTS  
GROUND UP DEVELOPMENT OPPORTUNITY**

NEIGHBORHOOD	Downtown Brooklyn, NY
CROSS STREETS	Northeast corner of Fulton Street and Ashland Place
BLOCK/LOT	2096 / 73
LOT SF	3,745
ZONING	R7A / C2-4
FAR	4.6 Residential (IH) 2.0 Commercial
AS OF RIGHT BSF	17,061 BSF
WITH AIR RIGHTS	Up to 28,342 BSF
ASSESSMENT (24/25)	\$167,940
TAX RATE (Class 4)	10.592%
RE TAXES (24/25)	\$17,788

- **Prime Development Opportunity for Long Term Unsubordinated Ground Lease**
- **Incredible Corner Location in Downtown Brooklyn/Fulton Mall**
- **Close Proximity to Fulton Mall, Brooklyn Academy of Music, Atlantic Terminal Mall, Barclays Center, & Numerous Educational, Cultural, and Dining Venues**
- **Two Blocks to the Nevins Street 2, 3, 4 & 5 Train Station and three blocks to the 2, 3, 4, 5, B, D, N, Q and R Train at Atlantic Terminal**
- **Additional Air Rights Available from Adjacent Property**

Contact the exclusive agents for more information,

Thomas A. Donovan

Eugene Kim

Tommy Lin

Abby Todd

**PRESIDENT**  
**QUEENS INVESTMENT SALES**

**VICE PRESIDENT**  
**INVESTMENT SALES**

**VICE PRESIDENT**  
**INVESTMENT SALES**

**ASSOCIATE**  
**INVESTMENT SALES**

646.502.3481

646.502.3483

646.502.3484

646.502.3482

tdonovan@meridiancapital.com

ekim@meridiancapital.com

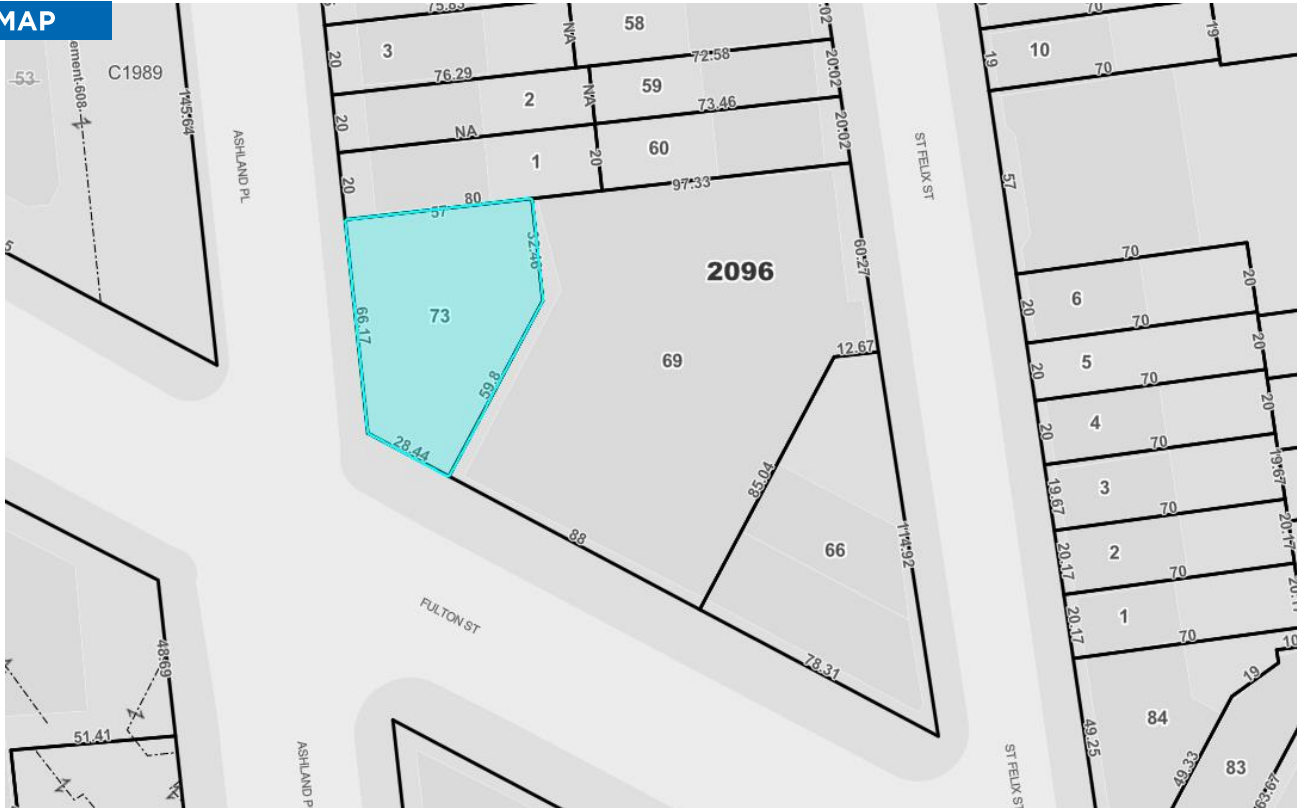
tlin@meridiancapital.com

atodd@meridiancapital.com

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## TAX MAP



## LAND SURVEY

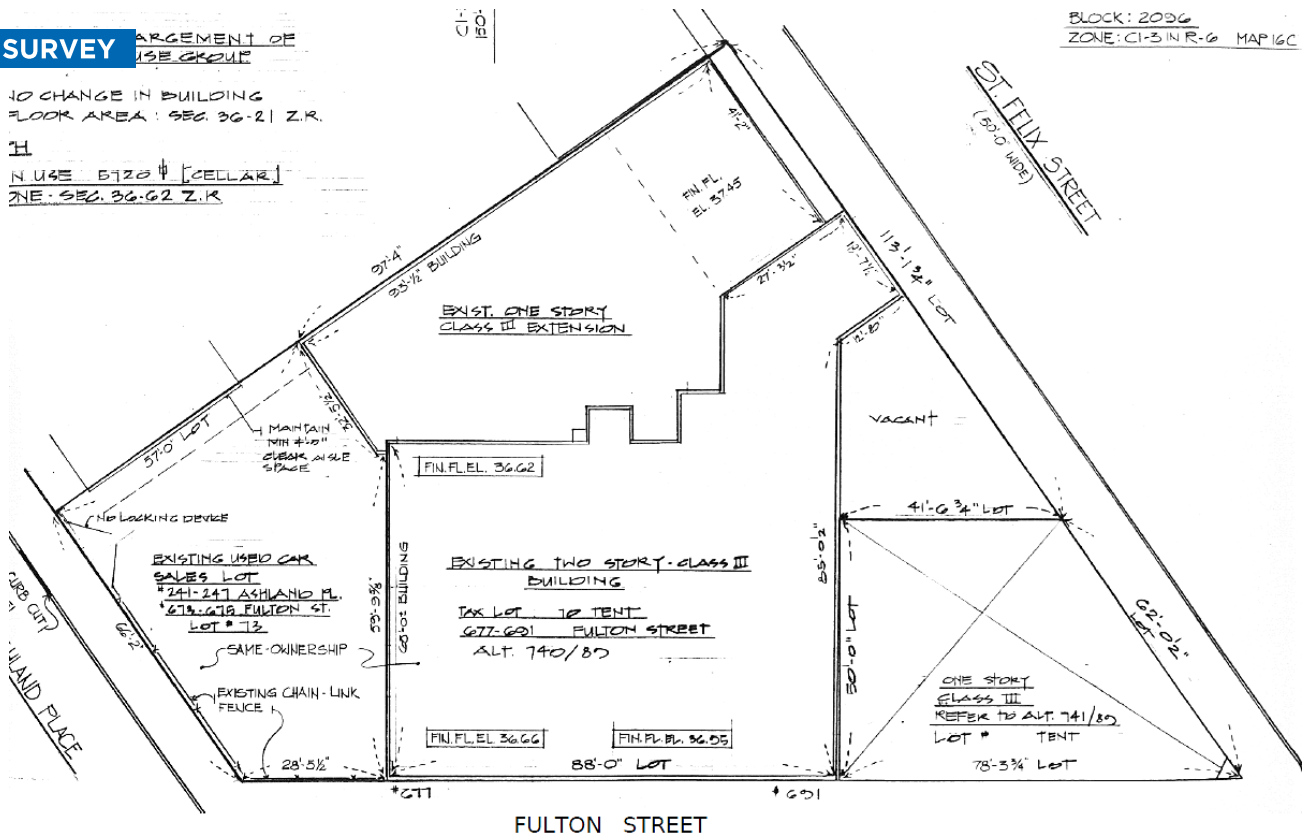
ARGUMENT OF  
USE GROUP

NO CHANGE IN BUILDING  
FLOOR AREA: SEC. 36-21 Z.R.

H

N USE 5720 # [CELLAR]  
ZONE: SEC. 36-62 Z.R.

BLOCK: 2096  
ZONE: C1-3 IN R-6 MAP 16C



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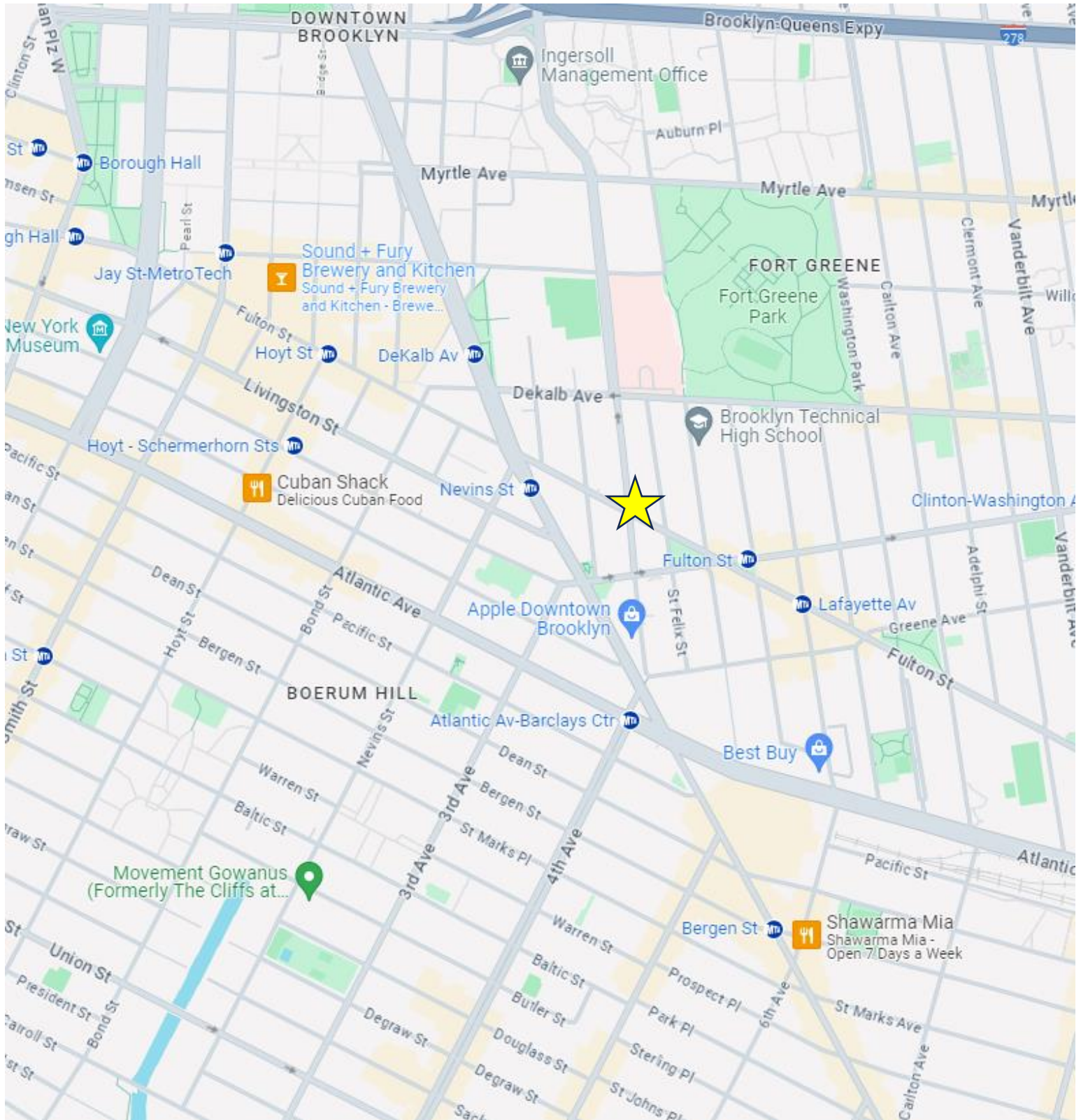
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