



71-15 Northern Blvd, Jackson Heights, NY., 11372 Tel# 718-429-4400 (fax) 718-796-9888

Broker Associate: Victor Weinberger

Web: <http://www.VictorWeinberger.com>

Excellent Return on your money (nearly 10 Cap)

Brooklyn/Queens Border: Legal 5 family+store

Address: 3443 Fulton Street, Brooklyn, NY., 11208 (Between Grand Ave and Nichols Ave)

(1 block from Atlantic Ave and 2 blocks from Jamaica Ave/75 St)

Block# 4135 and Lot#73

Lot Size: 25 x 83 Building size: 25 x 54 Bldg = 4,118 SF (Residential = 3,418 Sq.Ft. Commercial = 700 SF)

Improvements: New Boiler, plumbing has been updated, front entrance, and most apartments renovated.

“LAYOUT and Rents”

1st Floor: Front: Store-\$1,500 p/month (500 SF).....**Rear:** 3 rms \$950 p/month

2nd Floor: Front: 3 Rms - \$950 p/month.....**Rear:** 3 Rms \$950 p/month

3rd Floor: Front: 3 Rms - \$950 p/month..... **Rear:** 3 Rms \$950 p/month

Note: Store can be delivered vacant or rented.

Monthly rent: \$6,250

Gross Income: \$75,000 year

RE. Tax : \$6,807

Water/sewer: \$1,750

Insurance: \$2,600

Gas Heating: \$5,000

Electric: \$ 500

Maintenance: \$1,000

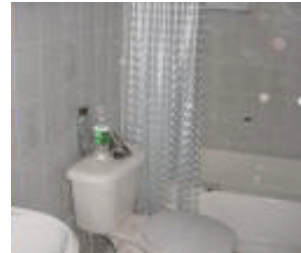
Expenses: \$17,657 year

NET OPERATING INCOME: \$57,343 year

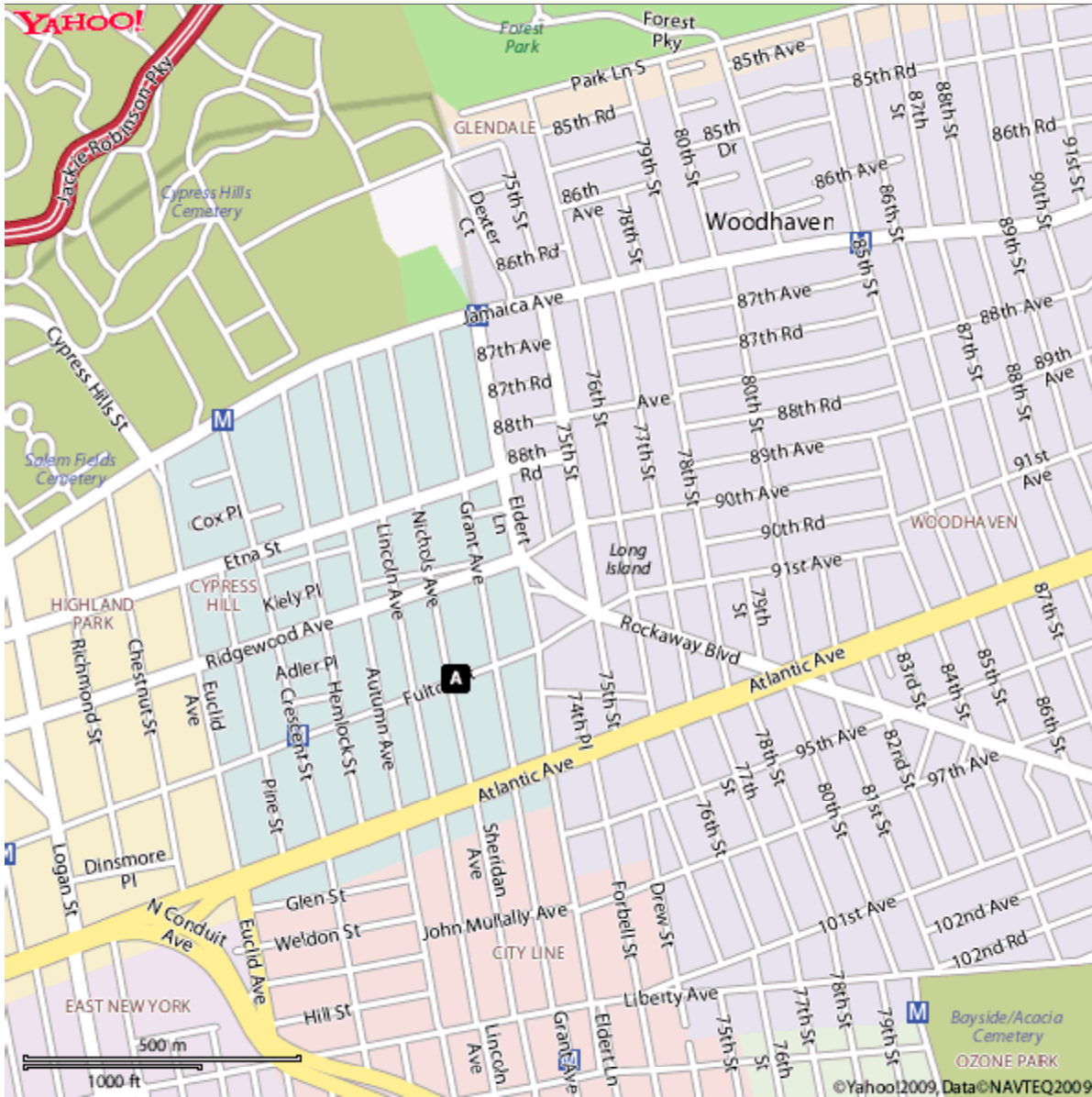
Asking price: \$595,000

Contact exclusive broker for more info or appointment:

Victor Weinberger of Re/Max Team: 917-806-7040 (cell)



Map of 3443 Fulton St, Brooklyn, NY 11208-1821



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.