

673 Fulton Street, Downtown Brooklyn

99 YEAR UNSUBORDINATED GROUND LEASE | PRIME GROUND-UP DEVELOPMENT SITE



SUBMIT OFFERS

UP TO 25,000 BSF WITH NEIGHBORING AIR RIGHTS
GROUND UP DEVELOPMENT OPPORTUNITY

OWNERSHIP PREFERS UNSUBORDINATED GROUND LEASE
BUT WILL ENTERTAIN ALL OFFERS

PROPERTY INFORMATION

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	4.0 Residential / 2.0 Commercial
AS OF RIGHT BSF	14,980 BSF
WITH AIR RIGHTS	Up to 25,000 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 Nevens 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
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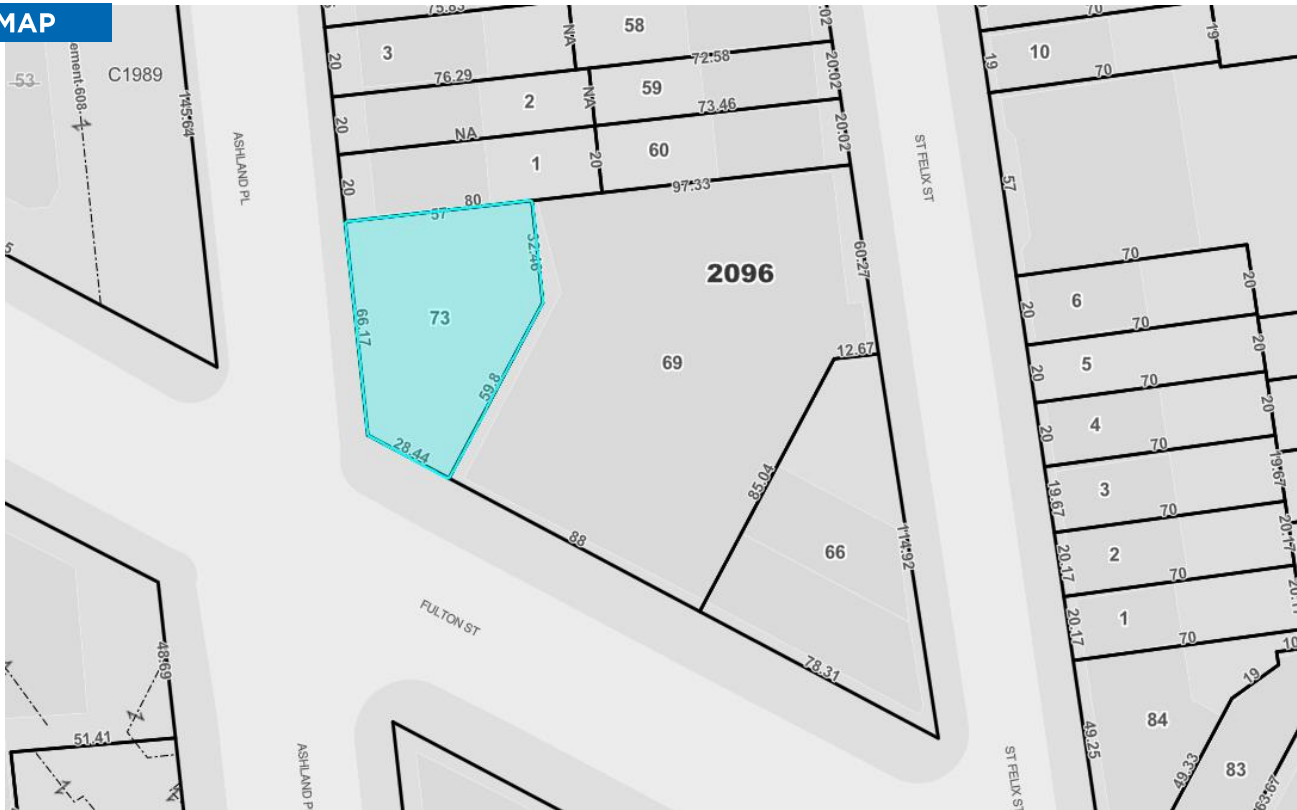
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TAX MAP



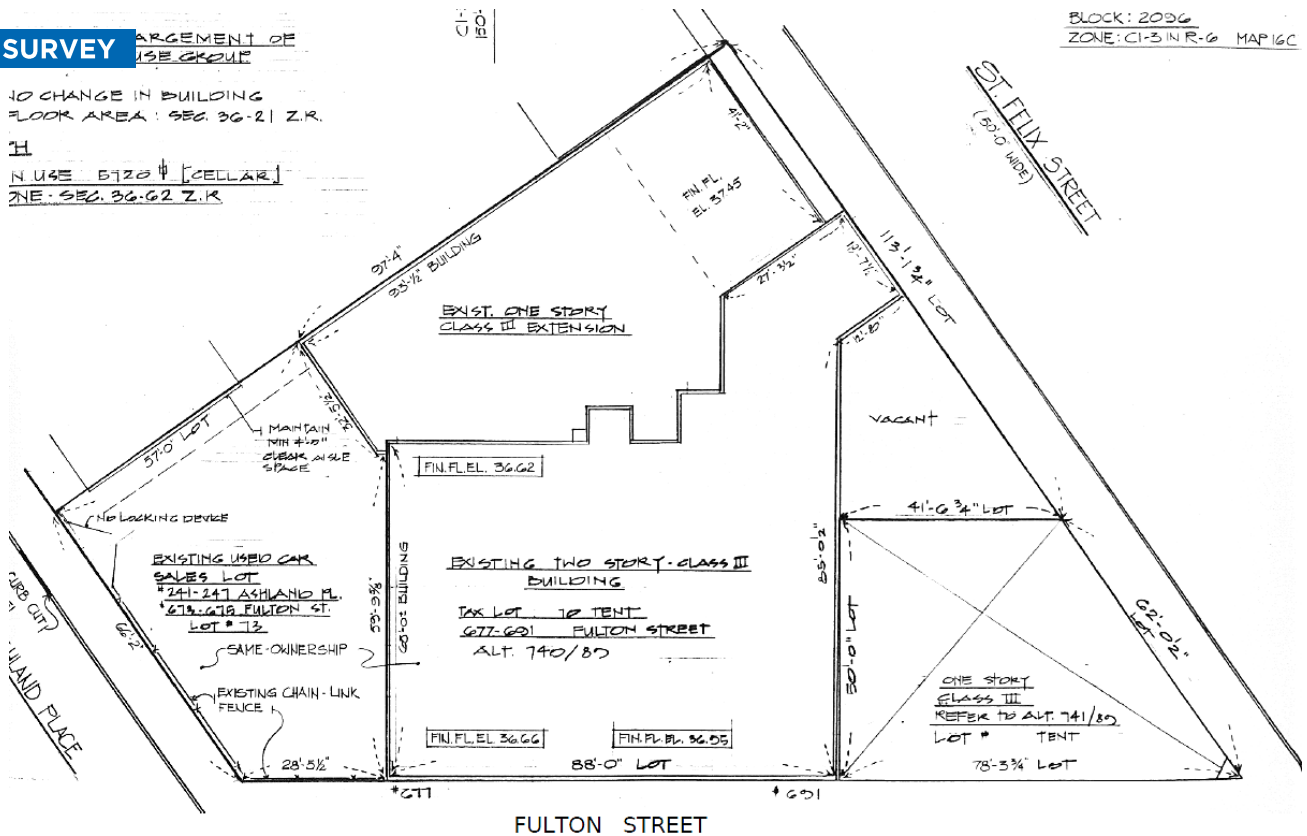
LAND SURVEY

ARGUMENT OF
USE GROUP

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

USE: B720 (CELLAR)
ZONE: SEC. 36-62 Z.R.

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



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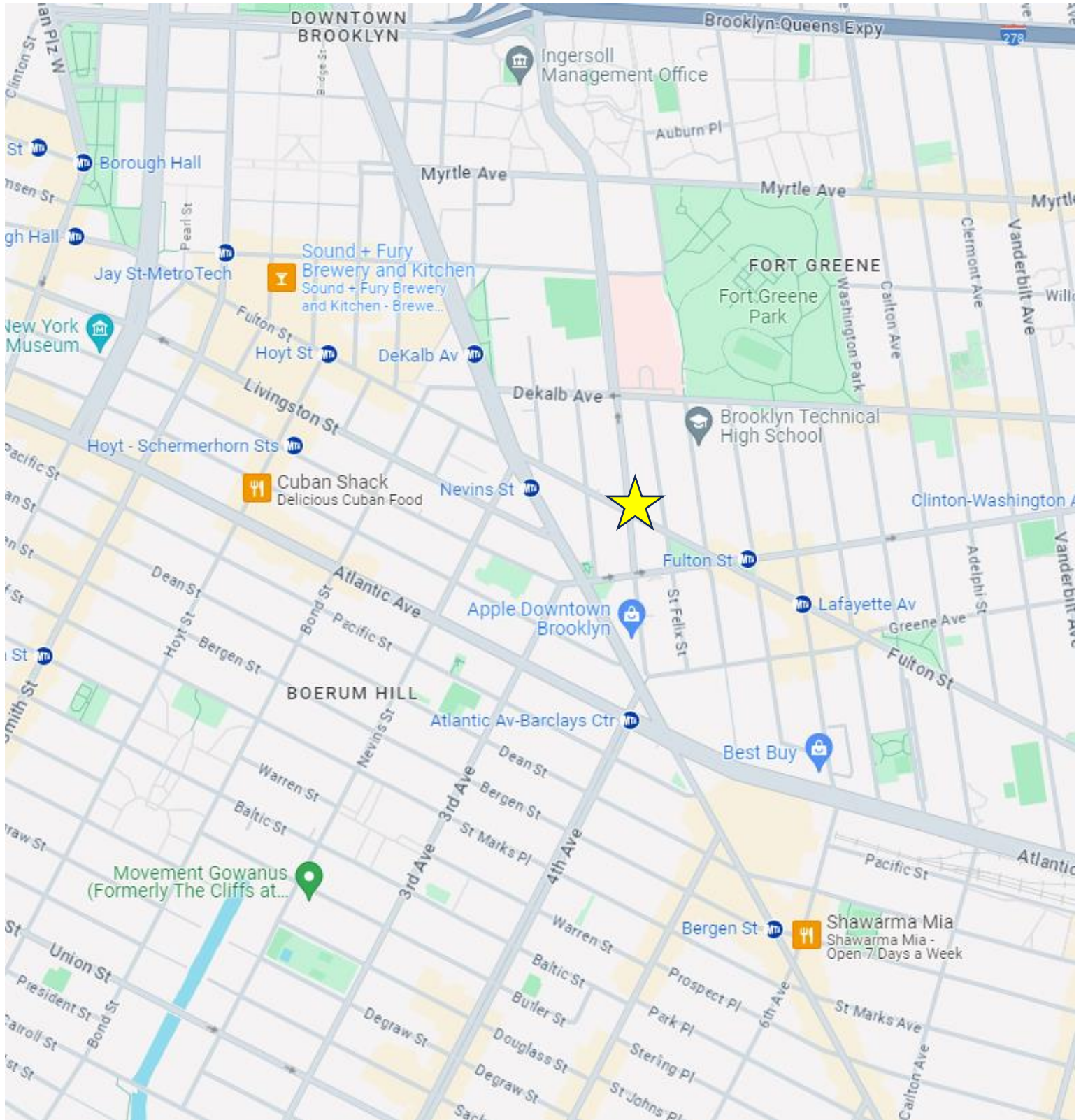
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