



BEDFORD-STUYVESANT

**1458 Fulton Street
Brooklyn, NY 11216**



4-STORY 4,000± SF MIXED USE BUILDING

3 FREE MARKET APARTMENTS & 1 COMMERCIAL UNIT

BEDFORD-STUYVESANT

1458 Fulton Street, Brooklyn, NY 11216



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BESSEN
PARTNERS

EXECUTIVE SUMMARY

Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale **1458 Fulton Street, Brooklyn, NY 11216** (the “Property”) located on the south side of Fulton Street between Brooklyn and Kingston Avenues in the heart of the Bedford-Stuyvesant neighborhood of Brooklyn.

Built in 1931 and altered in 2013, the property is comprised of a 4,000± SF 4-story mixed-used building built on a 2,000 SF lot. Zoned R7D, C2-4 with 3 renovated full-floor free-market residential units and 1 commercial unit with 1,000± retail SF. High traffic area. 24 feet of frontage. Steps from the Kingston-Throop Aves [A, C] subway station.

ASKING PRICE: \$2,900,000



\$15,775
PROPERTY TAX
(2024/25)



R7D, C2-4
ZONING



4,000±
TOTAL SQ. FT.



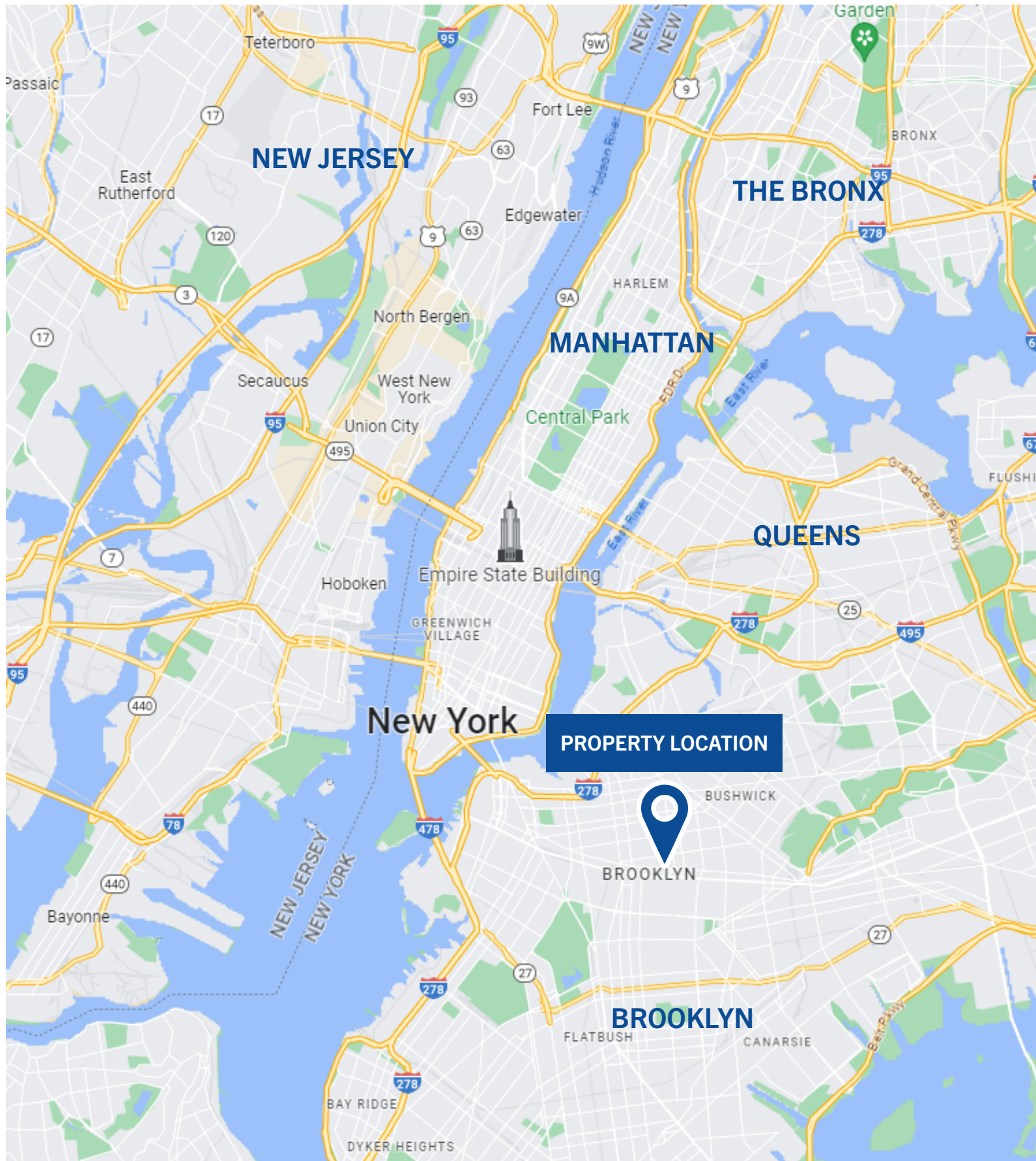
4
TOTAL UNITS
3 RESIDENTIAL UNITS
1 COMMERCIAL UNIT



PROPERTY SPECIFICATIONS

Neighborhood:	Bedford-Stuyvesant
Block / Lot:	1863 / 25
Building Class:	Primarily Three Family with One Store or Office (S3)
Tax Class:	2A
Year Built / Altered:	1931 / 2013
Total Lot Sq. Ft.:	2,000±
Lot Dimensions:	20' x 100'
Zoning:	R7D, C2-4
Total Building Sq. Ft.:	4,000±
Total Units:	3 Residential Units 1 Commercial Unit
F.A.R. / As Built:	4.2 / Built: 2.00
Unused F.A.R.	4,400±
Assessment / Taxes: (2024/2025)	\$126,165 / \$15,775

LOCATION MAP



AERIAL MAP



PROPERTY LOCATION

A C

KINGSTON AVENUE

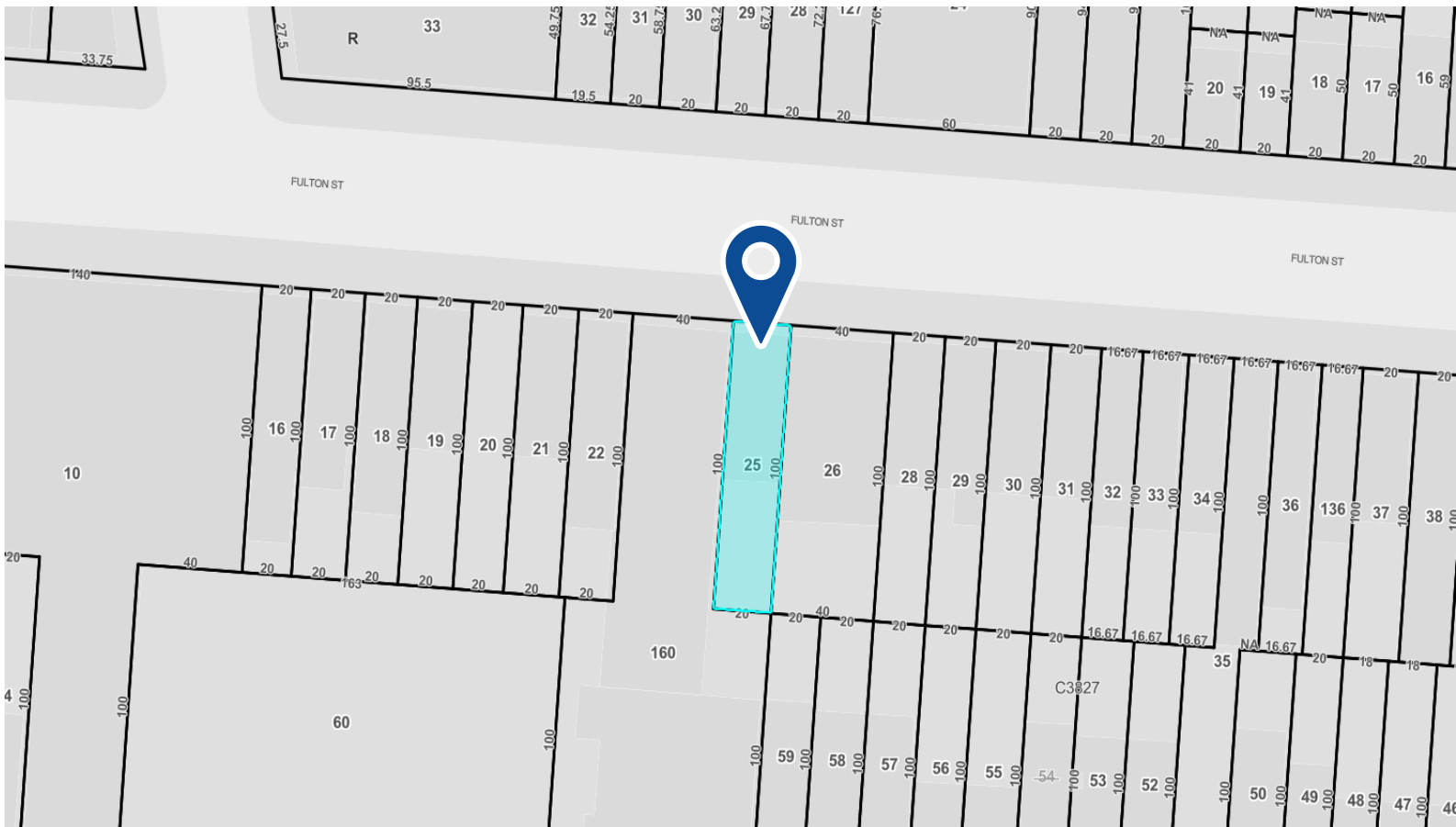
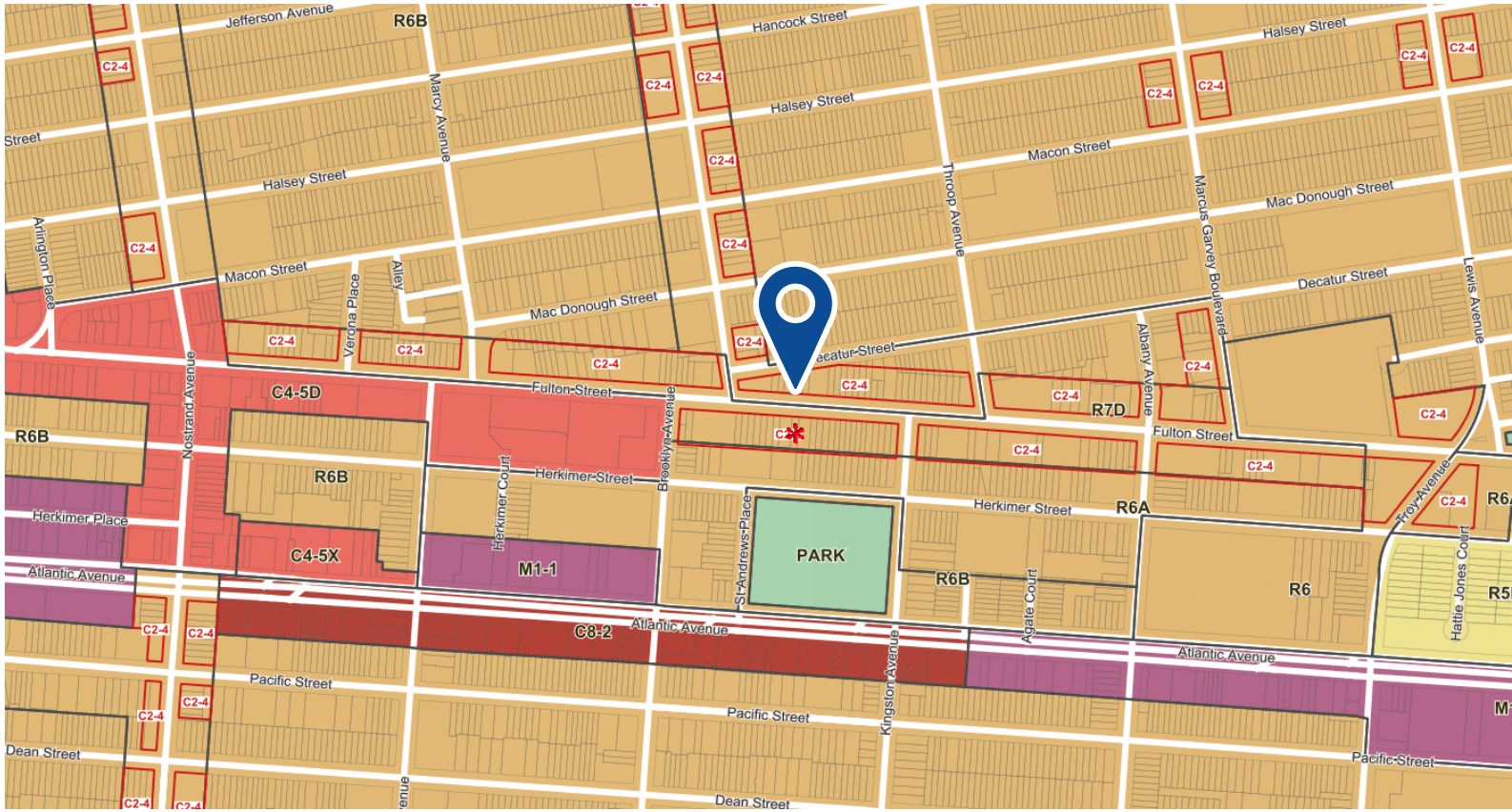
ATLANTIC AVENUE

FULTON STREET

DECATUR STREET

BROOKLYN STREET

ZONING & TAX MAP



INCOME & EXPENSE

FINANCIAL SUMMARY	AMOUNT
Residential Income (3 occupied apartments)	\$118,800
Commercial Income (QuickRx Bed-Stuy Pharmacy)	\$84,000
EFFECTIVE GROSS INCOME	\$202,800
EXPENSES	
Property Taxes (2024/25)	\$15,775
Insurance (actual)	\$4,600
Water & Sewer (actual)	\$1,200
Utilities (Gas & Electric) - actual	\$1,800
Repairs & Maintenance / Admin (\$500/unit)	\$1,500
TOTAL EXPENSES	\$24,875
NET OPERATING INCOME	\$178,000



RENT ROLL

TENANT	LAYOUT	RENT	LXP	STATUS	NOTES
QuickRx* Bed-Stuy Pharmacy	Commercial	\$7,000	07/31/2031	Commercial	Rent increases to \$7,700 in Feb 2027
Tenant #1	Live/Work	\$3,500	12/31/2027	Free Market	3% annual increases
Tenant #2	2BR / 2 Bath	\$3,300	12/31/2025	Free Market	-
Tenant #3	2BR / 2Bath	\$3,100	05/31/2024	Free Market	-

Monthly Total (Actual): \$16,900

Annual Total (Actual): \$202,800

* Pharmacy pays utilities + 25% of W&S charges



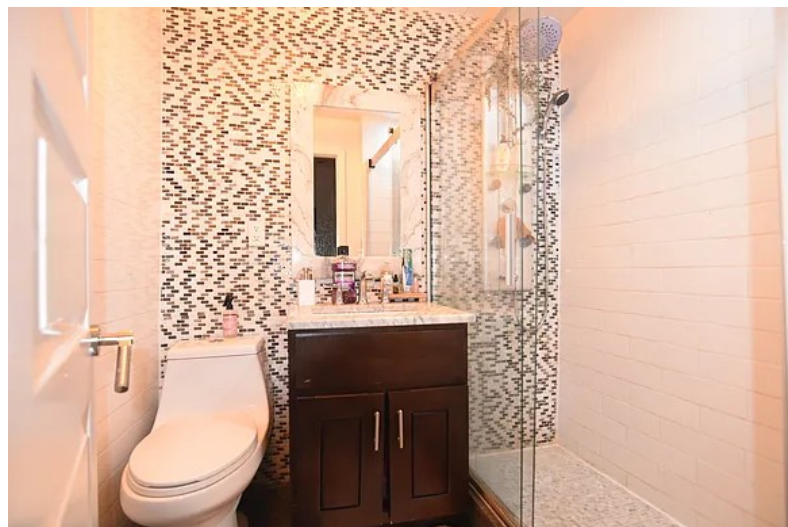
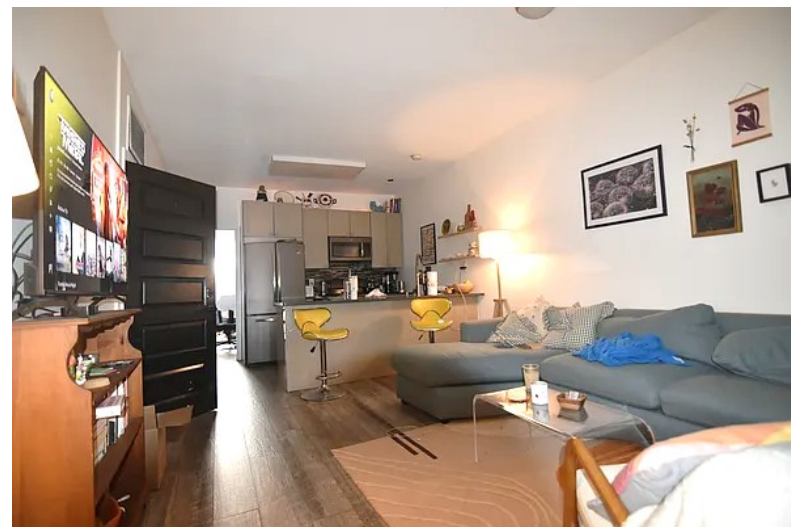
APARTMENTS

Beautiful remodeled 2-bedroom 2-bath apartments in prime Bedford-Stuyvesant location, with specially designed modern finishes.

- Hardwood floors throughout
- All high-end stainless-steel appliances, including dishwasher and microwave
- Granite countertops
- 9 ½ foot ceilings
- Central heat and A/C
- New Ceramic tiled bathrooms
- Huge windows
- Great natural light
- Washer & Dryer in units
- Private backyard access
- Internet ready
- Fulton Street location
- A & C trains one block away

HOME FEATURES

- Central air
- Dishwasher
- Private outdoor space/Garden



BEDFORD-STUYVESANT, BROOKLYN

Bedford–Stuyvesant, colloquially known as **Bed–Stuy**, is a neighborhood in the northern section of the New York City borough of Brooklyn. Bedford–Stuyvesant is bordered by Flushing Avenue to the north (bordering Williamsburg), Classon Avenue to the west (bordering Clinton Hill), Broadway to the east (bordering Bushwick and East New York), and Atlantic Avenue to the south (bordering Crown Heights and Brownsville). The main shopping street, Fulton Street, runs east–west the length of the neighborhood and intersects high-traffic north–south streets including Bedford Avenue, Nostrand Avenue, and Stuyvesant Avenue. Bedford–Stuyvesant contains four smaller neighborhoods: Bedford, Stuyvesant Heights, Ocean Hill, and Weeksville (also part of Crown Heights). Part of Clinton Hill was once considered part of Bedford–Stuyvesant.

Bedford–Stuyvesant has the largest collection of intact and largely untouched Victorian architecture in the United States, with roughly 8,800 buildings built before 1900. Its building stock includes many historic brownstones. These homes were developed for the expanding upper-middle class from the 1890s to the late 1910s. These homes contain highly ornamental detailing throughout their interiors and have classical architectural elements, such as brackets, quoins, fluting, finials, and elaborate frieze and cornice banding.

Since the late 1930s, the neighborhood has been a major cultural center for Brooklyn's African American population. Following the construction of the Fulton Street subway line (A and C trains) in 1936, African Americans left an overcrowded Harlem for greater housing availability in Bedford–Stuyvesant. From Bedford–Stuyvesant, African Americans have since moved into the surrounding areas of Brooklyn, such as East New York, Crown Heights, Brownsville, and Fort Greene. Since the early 2000s, Bedford-Stuyvesant has undergone significant gentrification, resulting in a dramatic demographic shift combined with increasing rent and real estate prices.



EXCLUSIVE OFFERING MEMORANDUM



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