

TRI STATE COMMERCIAL®

FOR SALE

4,750 SF THREE-STORY MIXED-USE BUILDING – FEATURING 2,000 SF RETAIL & TWO LARGE APARTMENTS

3255 Fulton Street

Brooklyn, NY 11208

Between Chestnut Street & Euclid Avenue

\$1,500,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

3255 Fulton Street presents a compelling mixed-use investment opportunity in Cypress Hills, Brooklyn. This three-story mixed-use building features approximately 2,000 square feet of ground-floor retail space along with two spacious residential apartments above, offering stable income potential and flexibility for investors or owner-users. Situated on the active Fulton Street commercial corridor, the property benefits from strong visibility, consistent foot traffic, and convenient access to public transportation, making it well-positioned for both commercial and residential demand.

LOCATION OVERVIEW

Ideally situated between Chestnut Street & Euclid Avenue, 3255 Fulton Street is located in the heart of Cypress Hills, a dynamic and growing neighborhood in eastern Brooklyn. The property enjoys excellent visibility and steady pedestrian traffic along Fulton Street, a well-established commercial corridor featuring a diverse mix of retailers, restaurants, neighborhood services, and local businesses. Just a short walk from the Norwood Avenue and Cleveland Street subway stations on the J/Z lines, the location provides convenient access to Downtown Brooklyn and Manhattan. Surrounded by a dense residential population and nearby national and local retailers, this highly accessible location offers strong appeal for both commercial tenants and long-term investors.

Address	3255 Fulton Street, Brooklyn, NY 11208
Location	Between Chestnut Street & Euclid Avenue
Block/Lot	4128 / 70
Zoning	R6B / C2-4
Lot Dimensions	25.33 FT x 103.33 FT
Lot Size	2,618 SF
Building Dimensions	25 FT x 55 FT
Building Size	4,750 SF
Building Class	C0
Total Commercial Units	1
Total Residential Units	2
Tax Class	1
Taxes (25/26)	\$44,717



\$1,500,000

Offered At

4,750 SF

Building Size

1

Commercial Units

2

Residential Units

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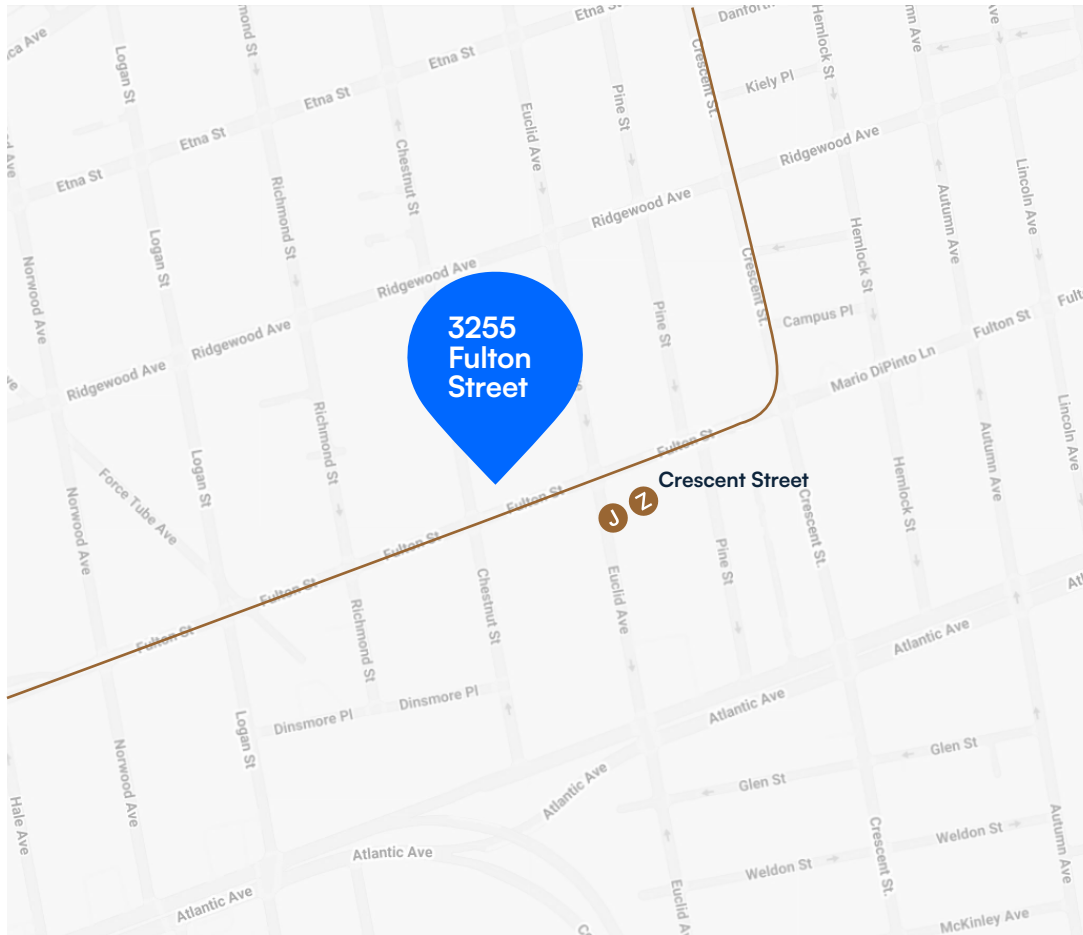
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TRANSPORTATION AND TAX MAP

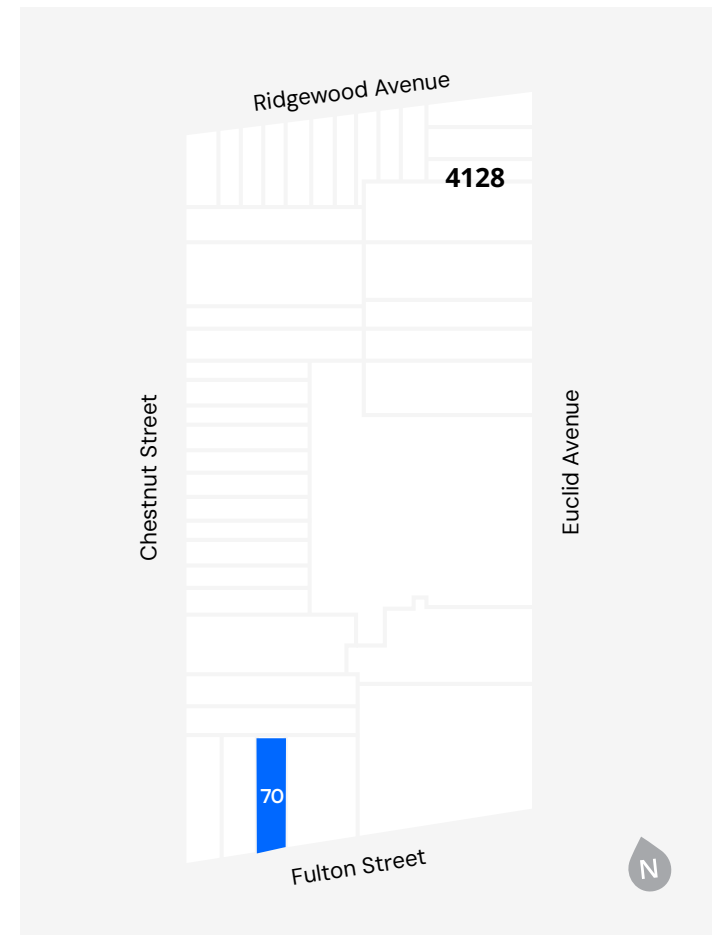
NEAREST TRANSIT

J Z Trains at Crescent Street

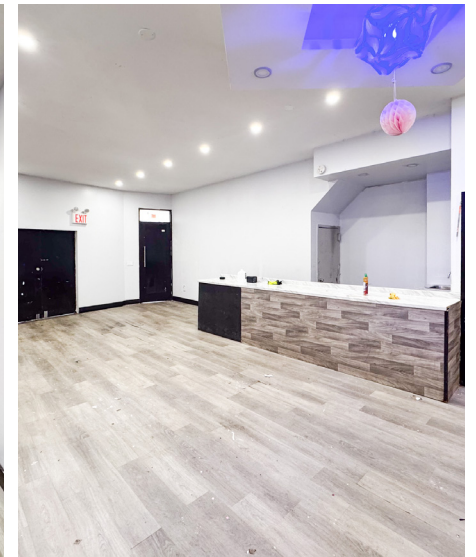
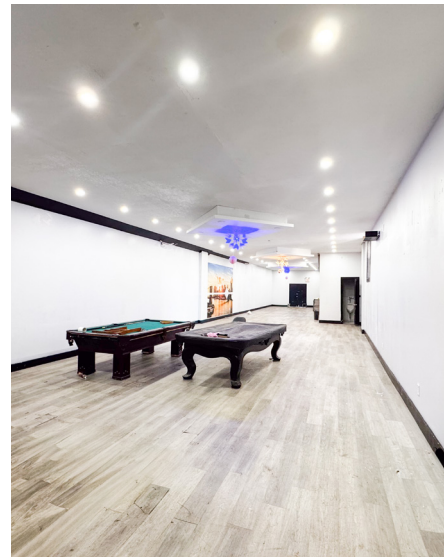
Q24 B13 Q56 Bus Lines



TAX MAP

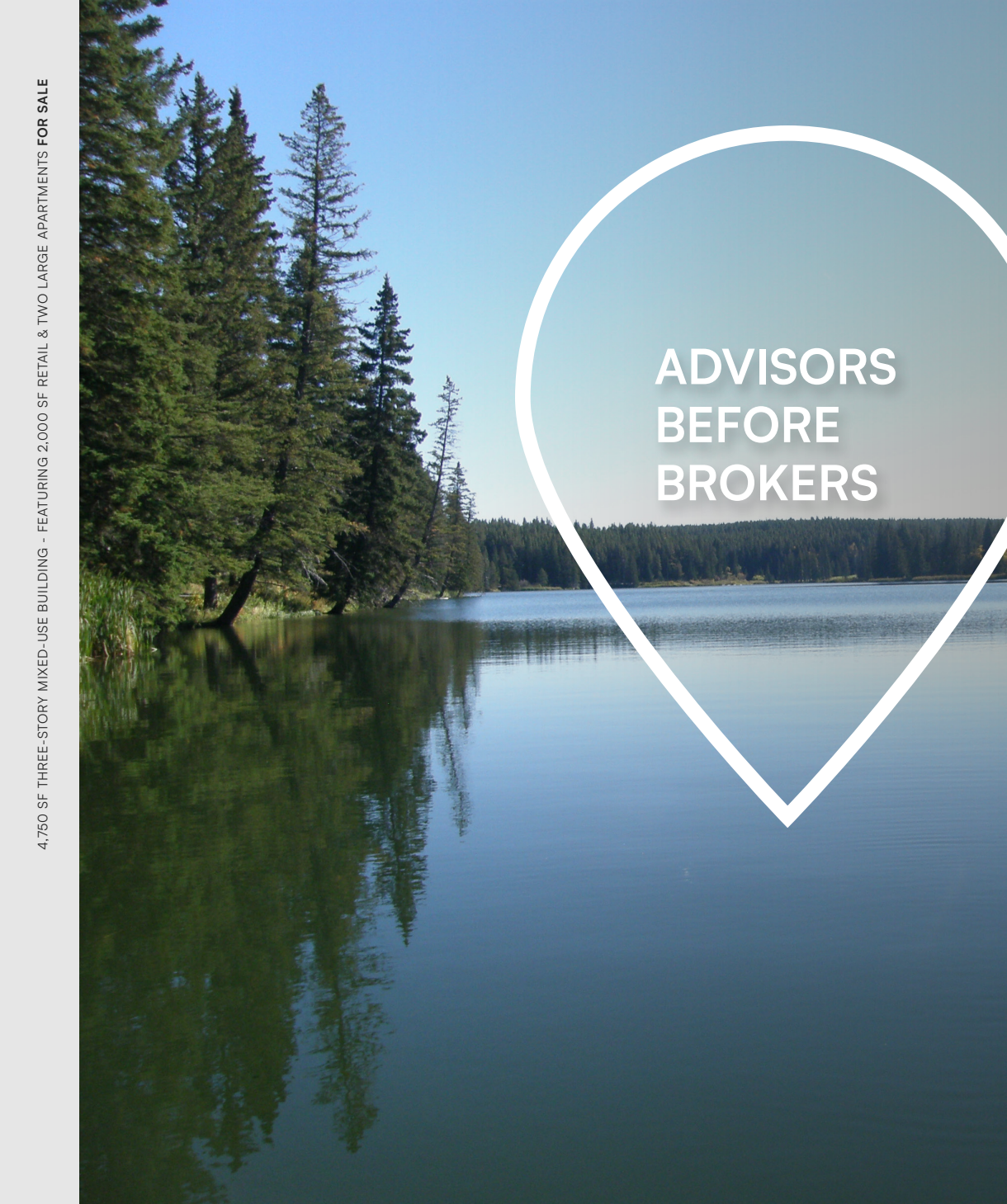


PROPERTY PHOTOS - FIRST FLOOR RETAIL SPACE



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ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

CYPRESS HILLS

Cypress Hills is a diverse and evolving Brooklyn neighborhood known for its strong community character, convenient transportation, and active commercial corridors. Fulton Street serves as the neighborhood's primary retail thoroughfare, offering a vibrant mix of local restaurants, grocery stores, neighborhood retailers, and essential services that cater to the surrounding residential population. With direct access to the J and Z subway lines and close proximity to major roadways, the area provides excellent connectivity throughout Brooklyn and into Manhattan. Continued public and private investment, combined with a stable residential base, has made Cypress Hills an increasingly attractive destination for businesses, investors, and residents alike.

POINTS OF INTEREST

- Highland Park
- Forest Park
- The Shops at Gateway
- Cypress Hills Cemetery

DEMOGRAPHICS

Within a one-mile radius of the property

38,075

Total Households

122,594

People

\$88,866

Avg Household Income

3255 FULTON STREET, BROOKLYN, NY 11208

4,750 SF

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FEATURING 2,000 SF RETAIL
& TWO LARGE APARTMENTS**

Between Chestnut Street & Euclid Avenue

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Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.