

\$1,499,999 - 3299 Fulton, Brooklyn

MLS® #494720

\$1,499,999

0 Bedroom, 0.00 Bathroom, 3,645 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

EXCLUSIVE TURN-KEY MIXED-USE BUILDING IN PRIME BROOKLYN LOCATION

Unlock exceptional cash flow and long-term value with this fully renovated two-family plus commercial property located on the bustling Fulton Street corridor in Cypress Hills. Perfect for investors or owner-occupants seeking a live-and-earn opportunity, this building offers immediate income with nearly 8% projected cap rate and no deferred maintenance.

Completely gut-renovated within the last five years, the property features all-new electric, plumbing, roofing, walls, and mechanicals. Each unit is outfitted with sleek, modern kitchens boasting granite countertops, stylish bathrooms, gleaming hardwood floors, and separate hot-water heating systems. Both residential apartments are spacious three-bedroom layouts with sunlit living rooms and updated finishes, currently generating \$3,000 per month each.

The ground-floor commercial space is a fully renovated beauty salon with upscale fixtures, new systems, and excellent visibility—ready to operate from day one. The salon business is also available for purchase, offering a rare opportunity to own both real estate and a turn-key business.

Projected gross annual income is \$126,000 with a net operating income of \$111,918. Just



minutes from the J and Z trains at Crescent Street and surrounded by nonstop foot traffic, retail, and essential services, this location continues to attract renters and businesses alike. With ongoing redevelopment and public investment throughout Cypress Hills, this is more than a smart investment—it’s a strategic one.

Collect rent from day one and secure your place in one of Brooklyn’s fastest-growing neighborhoods.

Built in 1920

Essential Information

MLS® #	494720
Price	\$1,499,999
Bathrooms	0.00
Square Footage	3,645
Year Built	1920
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	3299 Fulton
Area	Cypress Hills
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11208

Interior

Interior	Ceramic, Hardwood
Interior Features	None
Heating	Baseboard
# of Stories	3
Has Basement	Yes

Basement	Full
Exterior	
Exterior	Brick
Exterior Features	None
Lot Description	20X79
Roof	Flat
Construction	Brick
Foundation	Block



Additional Information

Date Listed	August 4th, 2025
Days on Market	10
Zoning	R5
Tax	\$6,282

Listing courtesy of Re/Max Central

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