

# 840 FULTON STREET



LUXURY RENTAL BUILDING IN CLINTON HILL WITH LONG-TERM TAX ABATEMENT

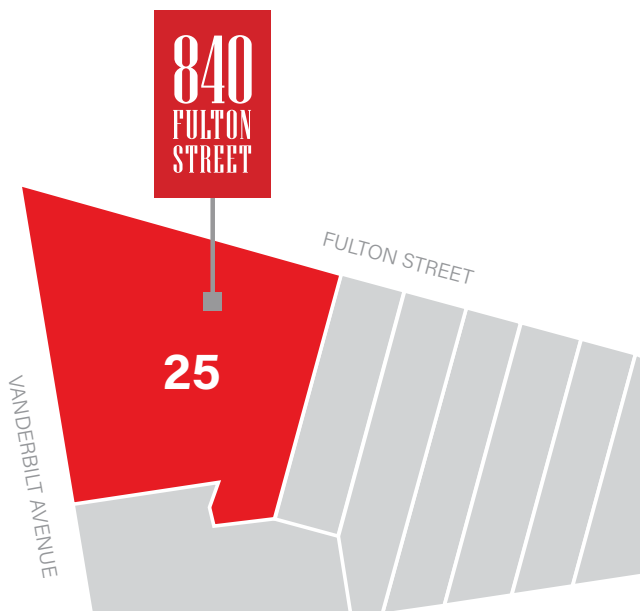


# Property Overview

## THE PROPERTY

JLL has been hired on an exclusive basis to sell 840 Fulton Street, a newly constructed, fully amenitized, luxury boutique apartment building located in the highly desirable Clinton Hill neighborhood. The Property totals 39 units and 1 commercial unit. The commercial unit is occupied by Wholesome Farms Market, an essential business which is also highly recession resistant, providing food and grocery to the community. It offers outstanding access to public transportation and a wide array of employment drivers, bars and restaurants, shopping and attractions. The Property benefits from a 421A tax abatement and 80% free market units. Upon expiration of the 421A abatement, the Property will be entirely free market offering significant upside for generational owners, or a value-add strategy for future purchasers.

## SITE PLAN



## PROPERTY INFORMATION

**2010**  
Block

**25**  
Lot

**7,534 SF**  
Lot Size

**92' x 98'**  
Building Dimensions

**38,266 SF**  
Gross Building Size

**39**  
Residential Units

**1**  
Retail Unit

**2019**  
Year Built

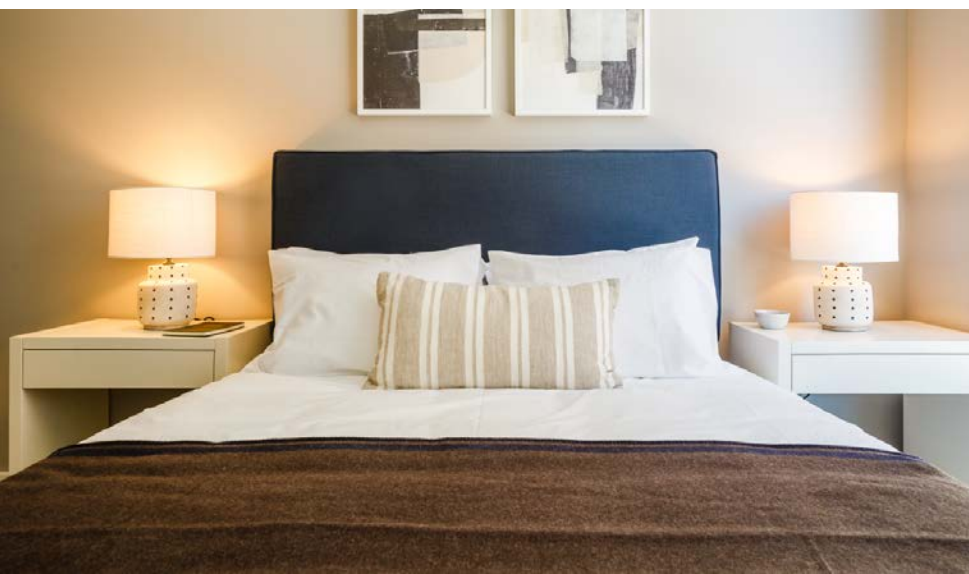
**7**  
Stories

**R7A / C2-4**  
Zoning

**345**  
Residential FAR (Base)

**\$1.329 Million**  
2021 NOI

# Apartment Interiors



# Building Extras



# Building Amenities

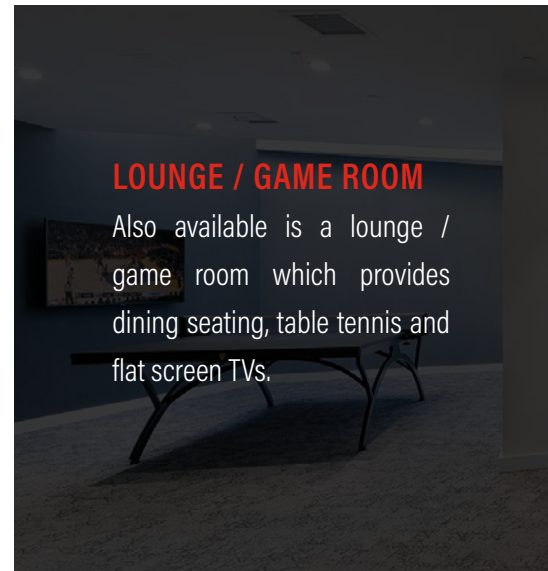
## GYM

840 Fulton Street provides a gym located inside the property for its residents. It offers new state of the art equipment in a spacious facility designed to make the most of your workout.



## LOUNGE / GAME ROOM

Also available is a lounge / game room which provides dining seating, table tennis and flat screen TVs.

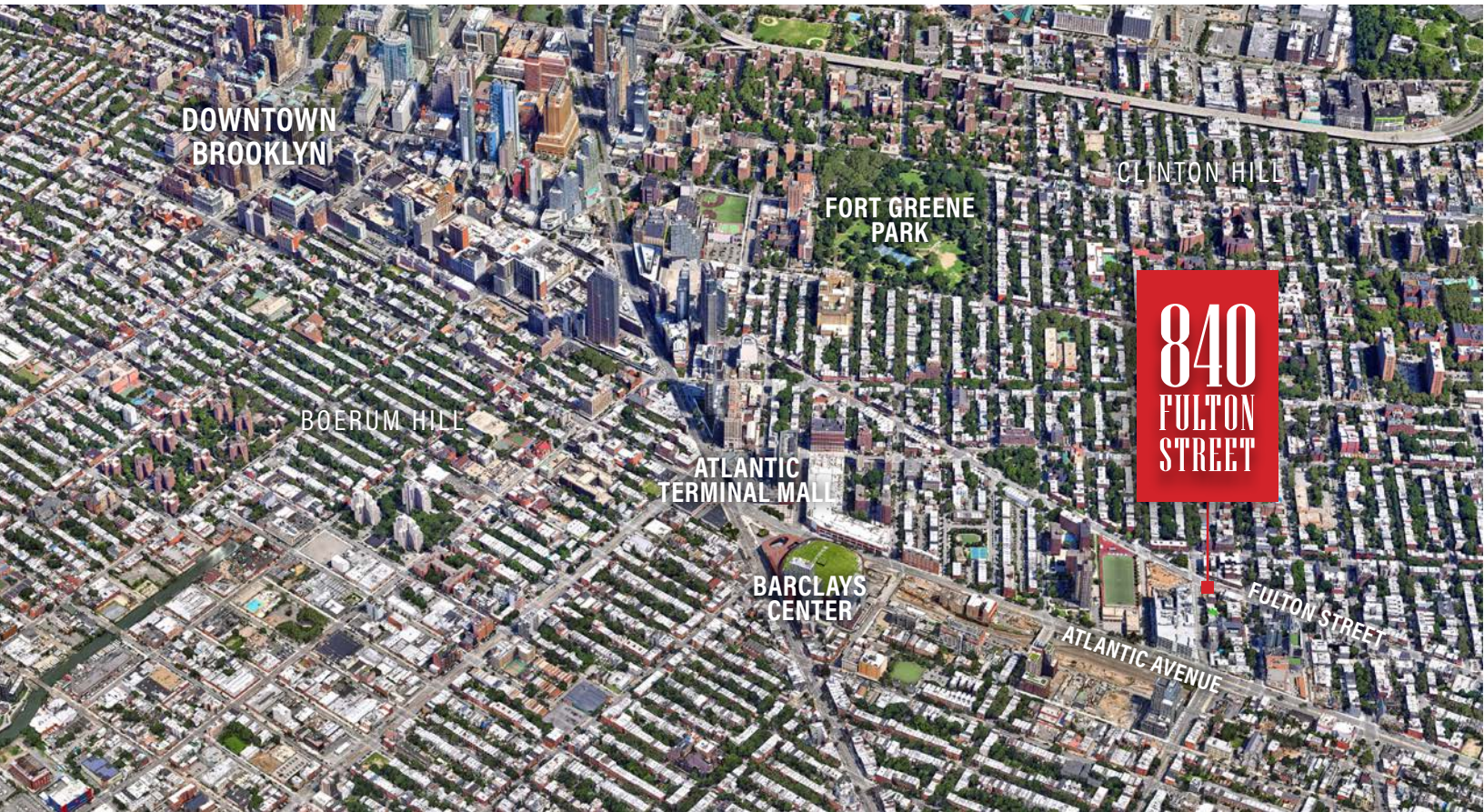
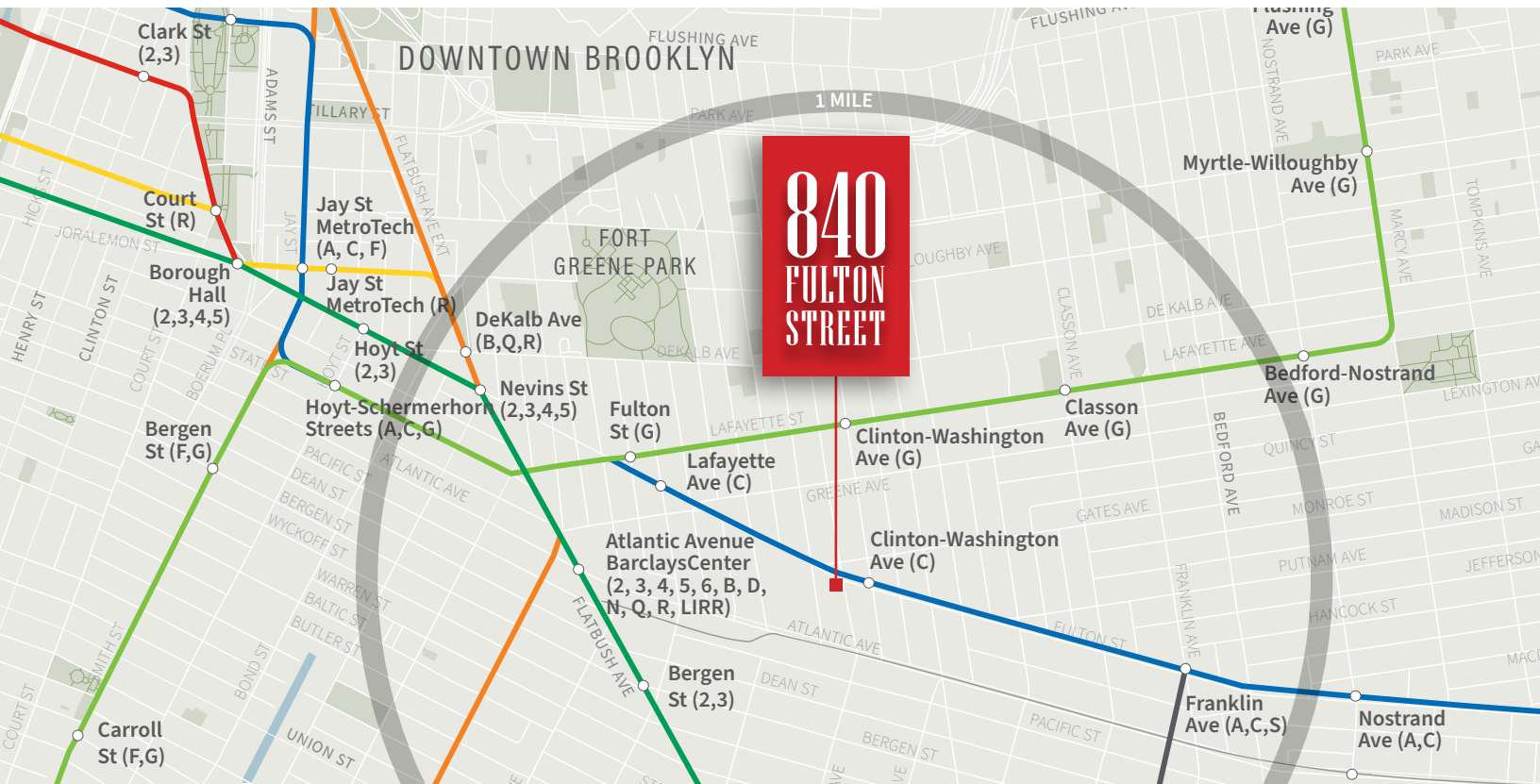


## ROOFTOP TERRACE

Additionally, the Property features a rooftop terrace available to all residents that offers fabulous views of the New York City skyline.



# Transportation Map / Aerial



# 840 FULTON STREET

For additional information, please contact exclusive agents

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