



231-02 MERRICK BLVD

SPRINGFIELD GARDENS, NY 11413



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

Commercial Acquisitions Inc.

718-517-8700 | vadim@commercialacq.com

BUILDING FOR SALE

231-02 MERRICK BLVD, SPRINGFIELD GARDENS, NY 11413



PROPERTY DETAILS

LOCATION INFO

CORNER MERRICK BLVD &
FRANCIS LEWIS BLVD

NEIGHBORHOOD

LAURELTON

SIZE

LOT - 10,200 SF
BUILDING - 9,900 SF

ZONING

C1-3, R3-2

FRONTAGE

200 FT OF PRIME CORNER
FRONTAGE

BLOCK & LOT

BLOCK: 13158-0028

PROPERTY OVERVIEW

A rare opportunity to acquire a premier commercial property featuring a **9,900 SF building on a 10,200 SF lot** at one of Queens' most prominent intersections. The property offers substantial existing square footage and a highly visible corner presence, making it a compelling asset for investors and owner-users alike.

Strategically positioned at the prominent corner of Merrick Boulevard and Francis Lewis Boulevard, the site boasts approximately **200 feet of prime corner frontage** spanning both thoroughfares, delivering outstanding visibility and exposure to substantial pedestrian and vehicular traffic throughout the day. Its combination of scale, location, and corner exposure makes this a truly unique offering in one of Queens' most active commercial corridors.

EXCLUSIVE BROKER

VADIM ATBASHYAN

516.852.1601

Vadim@commercialacq.com

ASKING PRICE

UPON REQUEST



Scan to view
all current
listings

LOCATION & PROPERTY HIGHLIGHTS

AREA MAP



PROPERTY HIGHLIGHTS

- ✓ Corner Building with Dedicated Loading Area
- ✓ Occupied by Chase Bank, major anchor tenant
- ✓ 200' Wrap-around frontage on corner of Merrick Blvd & Francis Lewis Blvd
- ✓ High-Traffic Retail Corridor
- ✓ Quick Access to Belt Parkway
- ✓ Annual Average Daily Traffic of 26,300 Vehicles between Merrick Blvd & Francis Lewis Blvd



EXCLUSIVE LISTING BROKER

Vadim Atbashyan

Commercial Acquisition Inc.

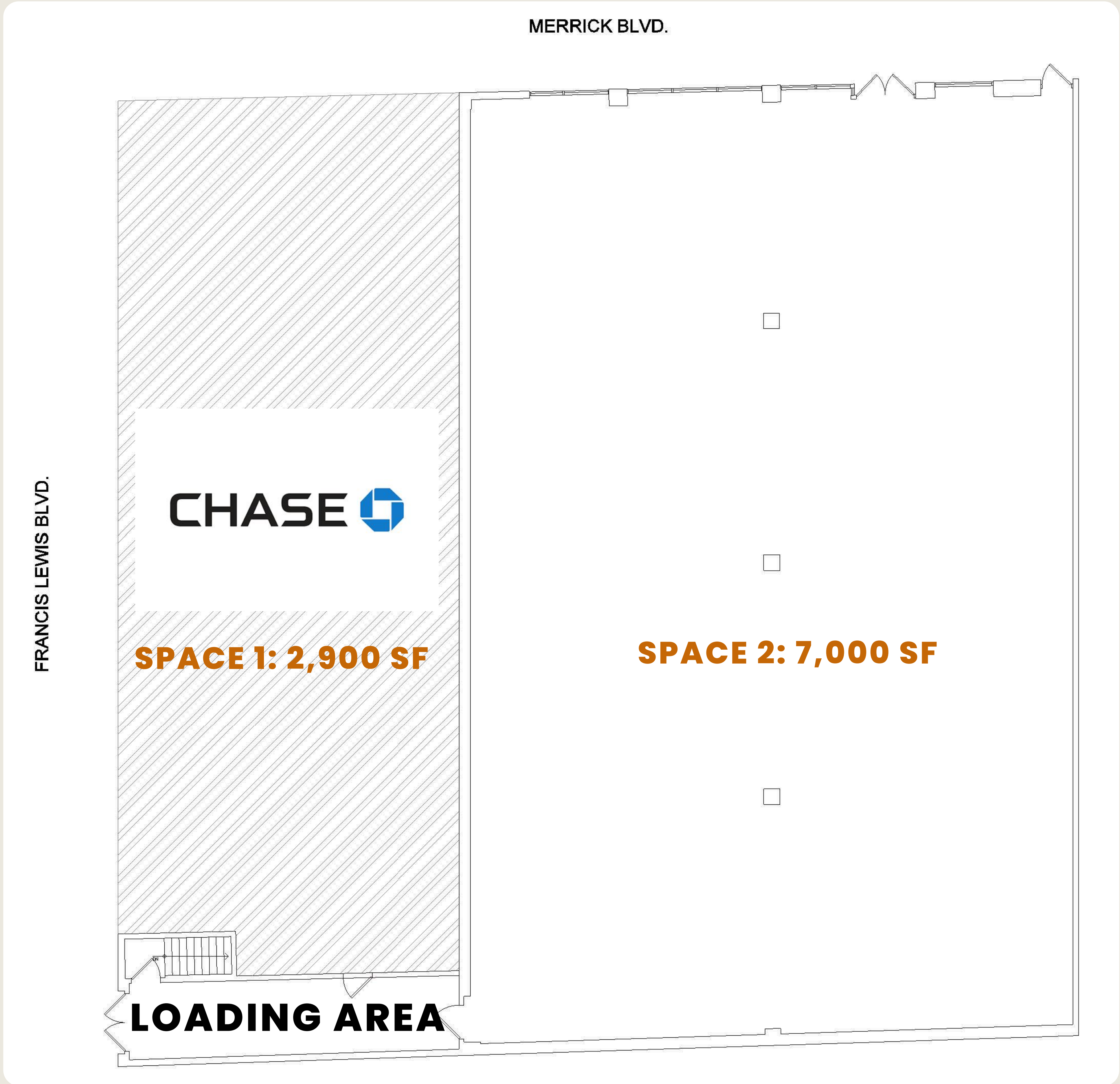
516-852-1601

Vadim@commercialacq.com

Office: 718-517-8700 / commercialacq.com

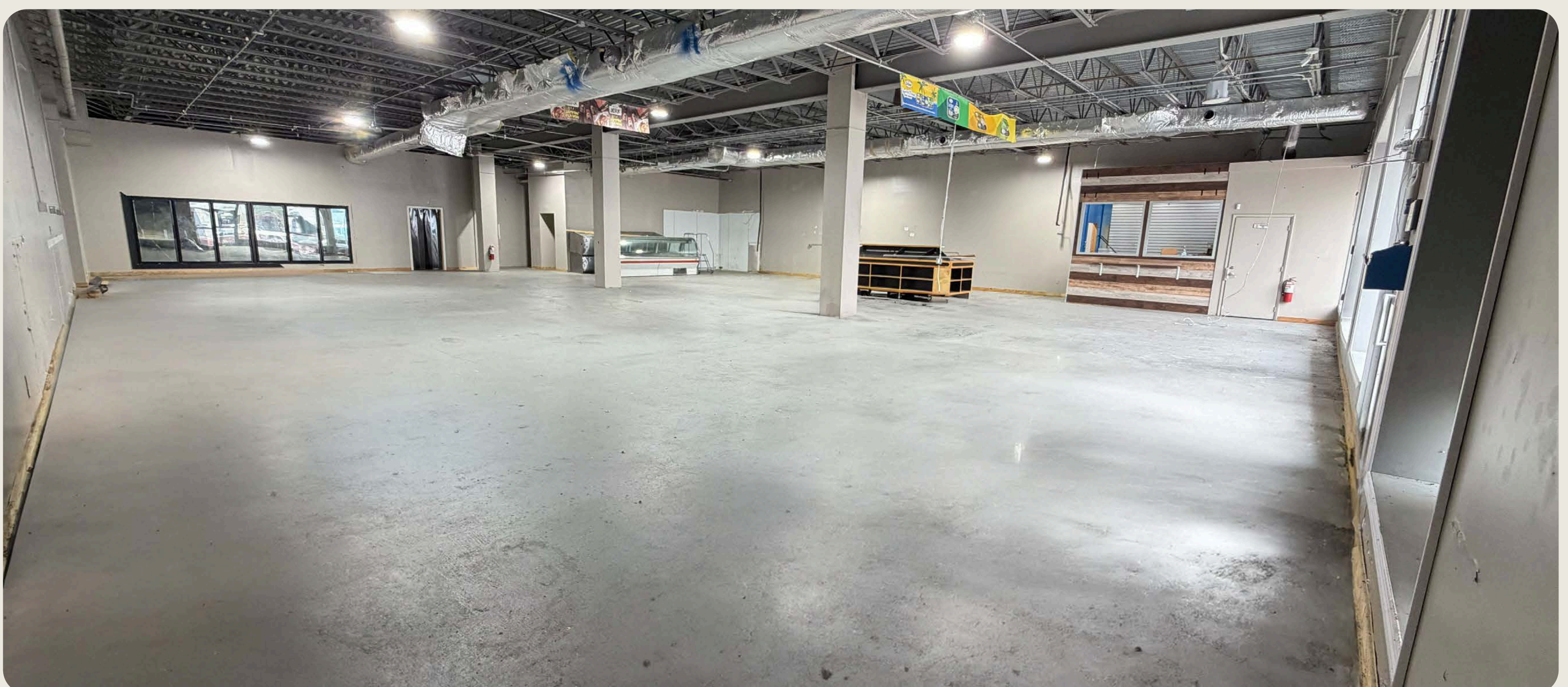
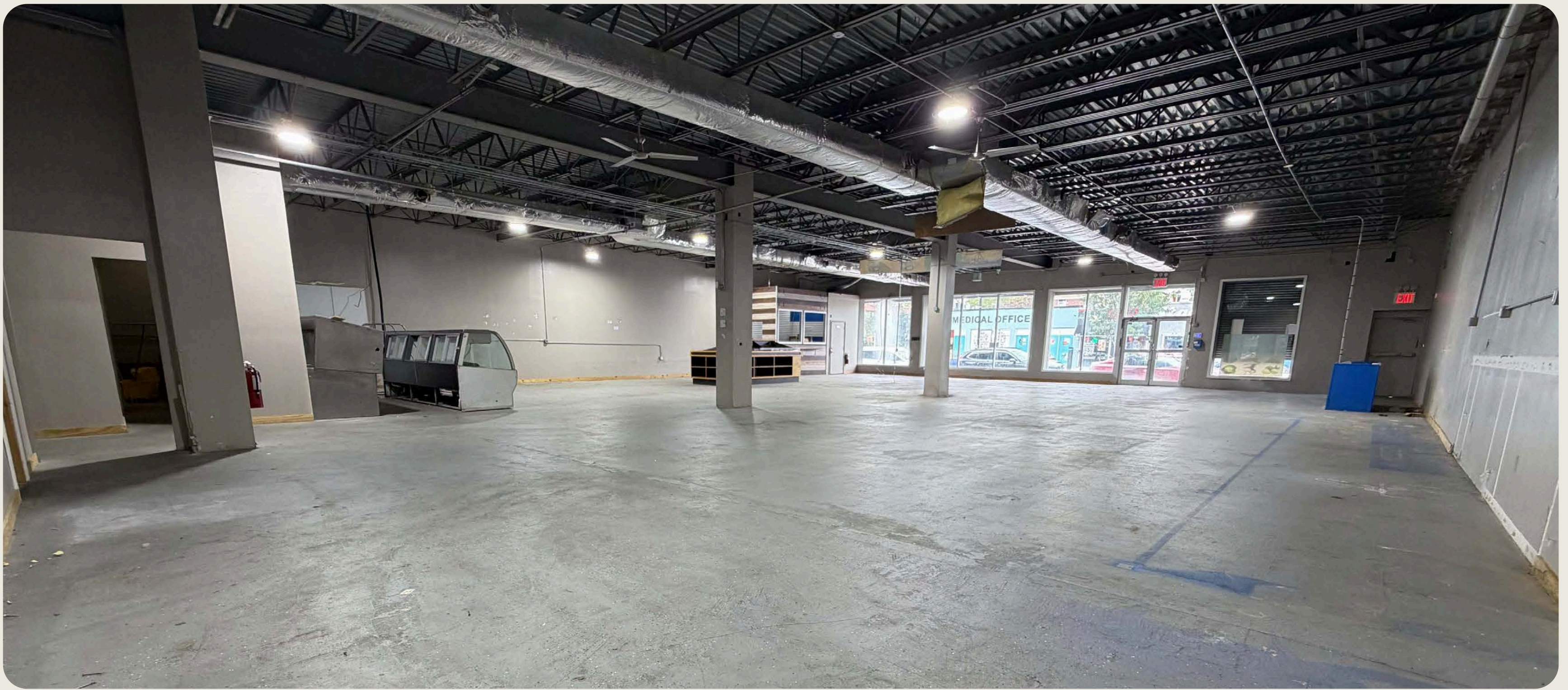
LEGAL DISCLAIMER

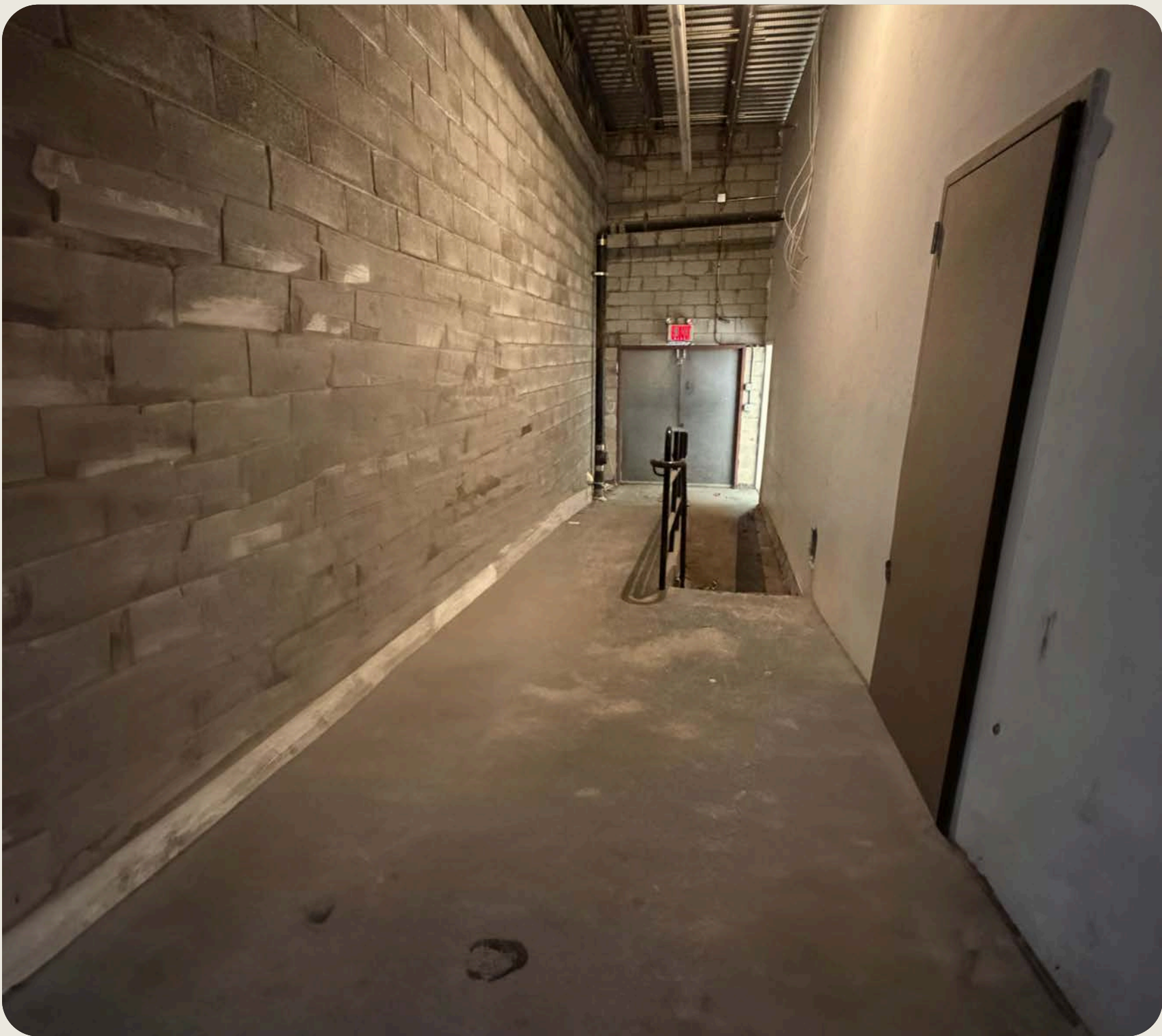
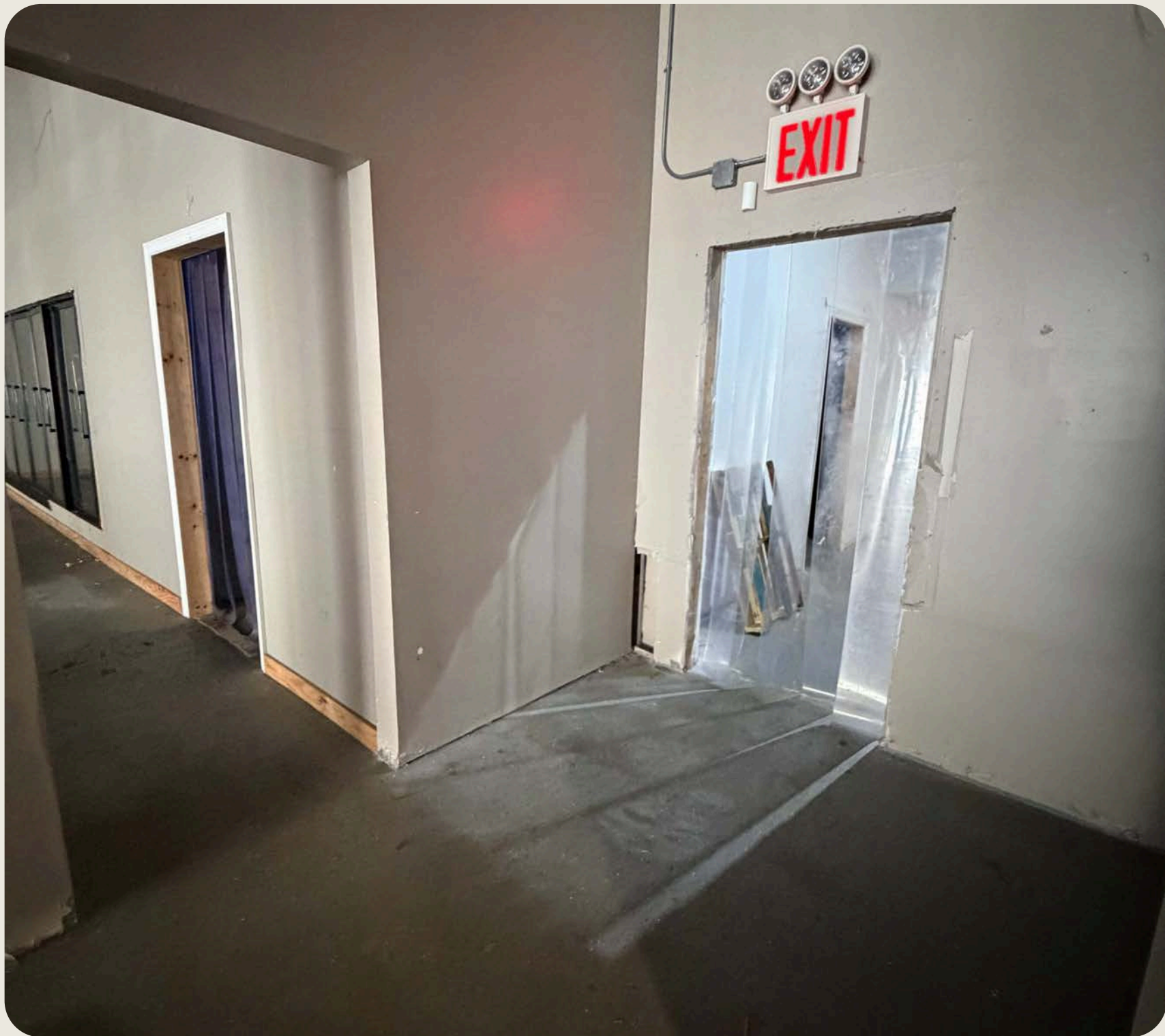
Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.



TOTAL: 9,900 SF







TENANT MIX & TENANCY					
TENANT	SF	LEASE TERM	ANNUAL RENT	TAX REIMBURSEMENT	TOTAL ANNUAL
CHASE BANK	2,900 SF	7/8/2025-7/7/2030 NNN LEASE, 2 X 5-Yr Options @ 10% Bumps	\$187,204	\$40,487	\$227,691
VACANT	7,000 SF	Projected 10-Year Term Project - Currently Vacant	\$180,000	\$86,034	\$266,034
TOTAL	9,900 SF		\$367,204	\$126,521	\$493,725

TOTAL INCOME & EXPENSES		CHASE BANK - RENT & OPTION SCHEDULE			
REVENUE		PERIOD	ANNUAL	MONTHLY	INCREASE
BASE RENTAL INCOME	\$367,204 BASED ON PROJECTED VACANT UNIT	CURRENT TERM 7/8/2025 - 7/7/2030	\$187,204	\$15,600.34	-
TAX REIMBURSEMENT	\$126,521	OPTION 1 7/8/2030 - 7/7/2035	\$205,924	\$17,160.37	10%
EFFECTIVE GROSS INCOME	\$493,725	OPTION 2 7/8/2035 - 7/7/2040	\$226,517	\$18,876.41	10%
OPERATING EXPENSES		NNN LEASE CHASE BANK PAYS 32% OF REAL ESTATE TAXES			
REAL ESTATE TAX	(\$126,521)				
INSURANCE	(\$12,000)				
PROPERTY MAINTENANCE	(\$15,000)				
TOTAL EXPENSES	(\$153,521)				
EFFECTIVE GROSS INCOME	\$493,725				
TOTAL EXPENSES	(\$153,521)				

ANNUAL NET OPERATING INCOME	\$340,204
-----------------------------	-----------

ASKING PRICE
UPON REQUEST

EXCLUSIVE LISTING BROKER

Vadim Atbashyan

Commercial Acquisition Inc.

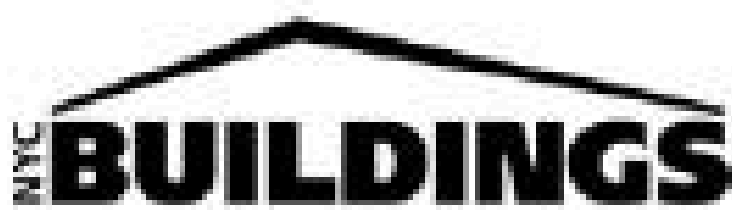
516-852-1601

Vadim@commercialacq.com

Office: 718-517-8700 / commercialacq.com

LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

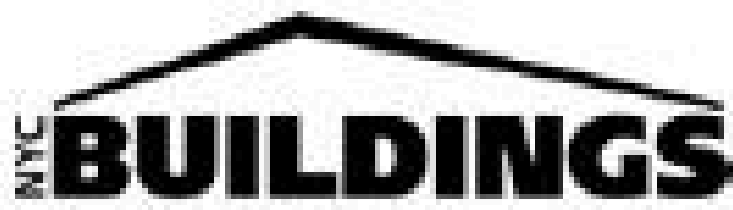


Certificate of Occupancy

CO Number: 401765372F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A.	Borough: Queens	Block Number: 13158	Certificate Type: Final
	Address: 231-02 MERRICK BOULEVARD	Lot Number(s): 28	Effective Date: 08/28/2007
	Building Identification Number (BIN): 4448948	Building Type: Altered	
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1-D	Number of stories: 1	
	Building Occupancy Group classification: C	Height in feet: 16	
	Multiple Dwelling Law Classification: None	Number of dwelling units: 0	
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



Certificate of Occupancy

CO Number: 401765372F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL		OG		B-2		6C	BOILER & METER ROOMS
001	399	100		C		6C	2 RETAIL STORES
END OF SECTION							