

144-11 158th St/158-08 & 10 Rockaway Blvd, Springfield Gardens, NY 11434

At the corner between 158th Street and Rockaway Boulevard

Exclusive Offering:

**SPRINGFIELD GARDENS, QUEENS
3 BUILDING PACKAGE
CAN BE DELIVERED VACANT
FIRST SALE IN 36 YEARS**

Price: \$2,200,000

**For more information
please contact exclusive broker:**

Hiroki Tsutsumi

Investment Sales Associate

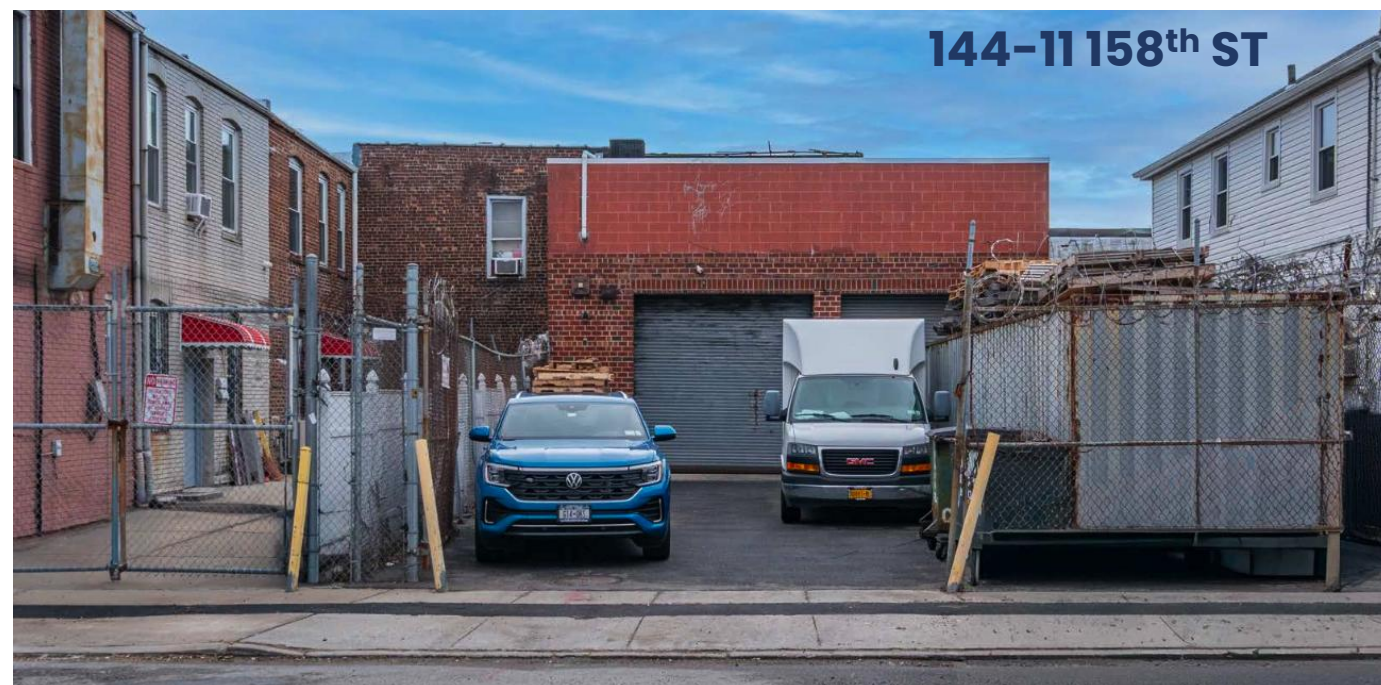
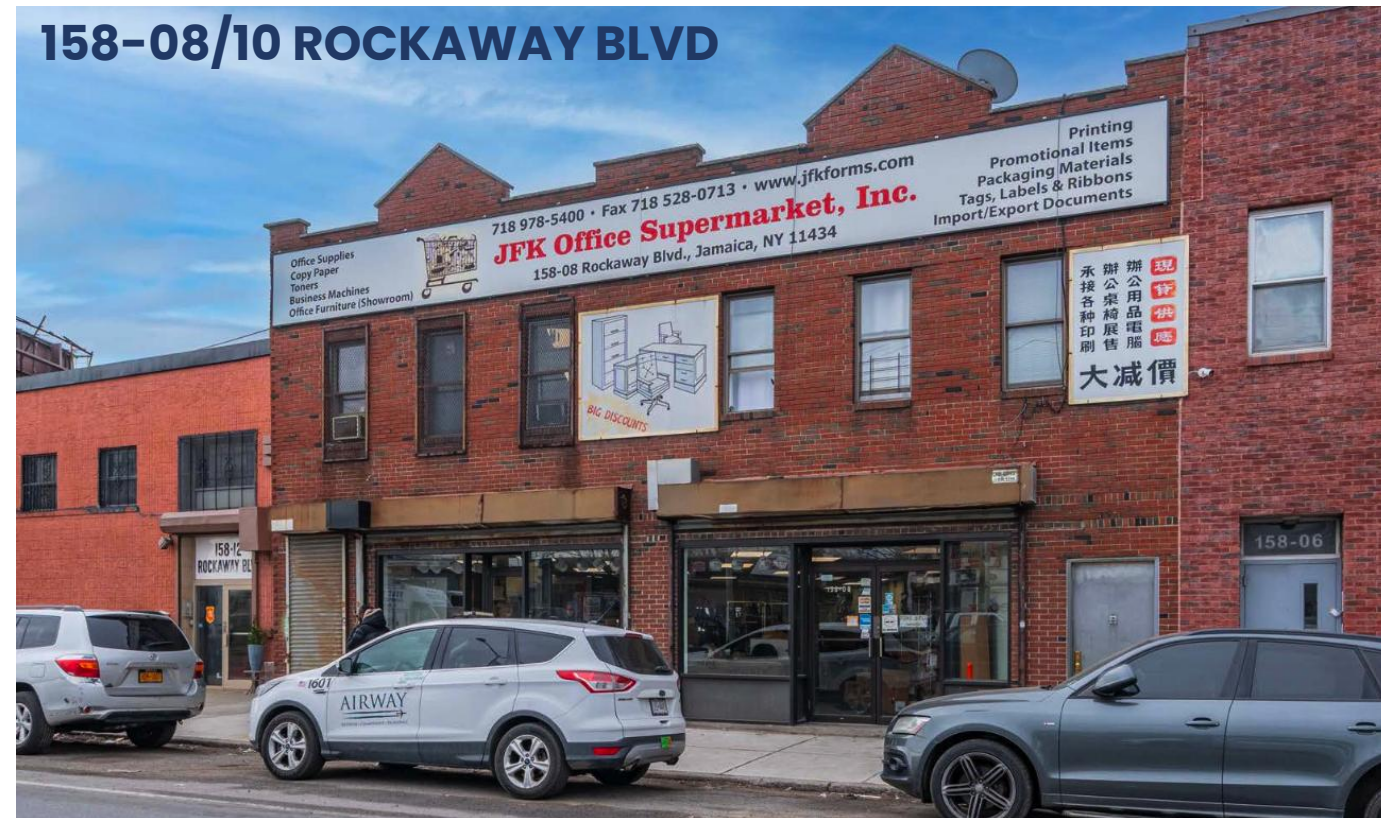
Phone: 646-397-9919

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New York, NY 10001

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Disclosure

The information contained in this offering (“Offering”) is confidential, furnished solely for the purpose of review by a prospective purchaser of the following property:
144-11 158th St/158-08 & 10 Rockaway Blvd, Springfield Gardens, NY 11434 g b nm,.(the “Property”) and is not to be used for any other purpose or made available to any other person without the express written consent of Highcap Group LLC or Owner. The material is based in part upon information supplied by the Owner and in part upon information obtained by Highcap Group LLC from sources it deems reliable. Summaries of documents are not intended to be comprehensive or all inclusive, but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Highcap Group LLC or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including inspections. This “Offering” contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information a prospective purchaser may desire. Graphics are only a representation of property features, are not to scale and are subject to change. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and are, therefore, subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers. In this “Offering”, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete or necessarily accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. This “Offering” is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Highcap Group LLC or Owner. Owner and Highcap Group LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the “Property” and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this “Offering” or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner’s obligations there under have been satisfied or waived. Highcap Group LLC is not authorized to make any representations or agreements on behalf of Owner. This “Offering” is the property of Highcap Group LLC and may be used only by parties approved by Highcap Group LLC and Owner. The Property is privately offered and, by accepting this “Offering”, the party in possession hereof agrees (i) to return it to Highcap Group LLC immediately upon request of Highcap Group LLC or Owner and (ii) that this “Offering” and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this “Offering” may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Highcap Group LLC and Owner. The terms set forth above apply to this “Offering” in its entirety. The prospective purchaser’s signature below indicates that they have read and agree to the terms above.

_____	_____	_____	_____
Potential Purchaser	Company Name	Phone Number	Fax Number
_____	_____		
Email Address	Address, City, State, Zip		
<i>I have authorized the below broker to represent me in this offering.</i>			
_____	HIGHCAP GROUP LLC	_____	
Sales Contact	Brokerage Firm	Phone Number	

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EXECUTIVE & FINANCIAL SUMMARY

The Offering and Specifics



Specifics			
	144-11	158-08	158-10
Asset Type:	Warehouse	Office	Office
# of Stories:	2	2	2
# of Units:	1 (industrial)	3 (Office & 2 apts)	2 (Office)
Block/Lot:	15013/18	15013/25	15013/26
Lot Size:	1,920 SF (32' x 60')	2,046 SF (22' x 93')	2,046 SF (22' x 93')
Building Size:	2,930 SF (28.83' x 50.83')	2,200 SF (20' x 55')	2,200 SF (20' x 55')
Zoning:	M1-1	M1-1	M1-1
FAR:	Commercial: 1.0 Community: 2.4 Current: 1.53	Commercial: 1.0 Community: 2.4 Current: 1.08	Commercial: 1.0 Community: 2.4 Current: 1.08
BSF:	4,608 SF (CF)	4,910 SF (CF)	4,910 SF (CF)
Tax Class:	4	4	4
RE Taxes:	\$15,462 (2025)	\$15,090 (2025)	\$15,272 (2025)
Assessment:	\$149,400 ('24 - '25)	\$146,250 ('24 - '25)	\$151,200 ('24 - '25)
Year Built:	1973	1931	1931
1 st Mortgage:	Free & Clear	Free & Clear	Free & Clear

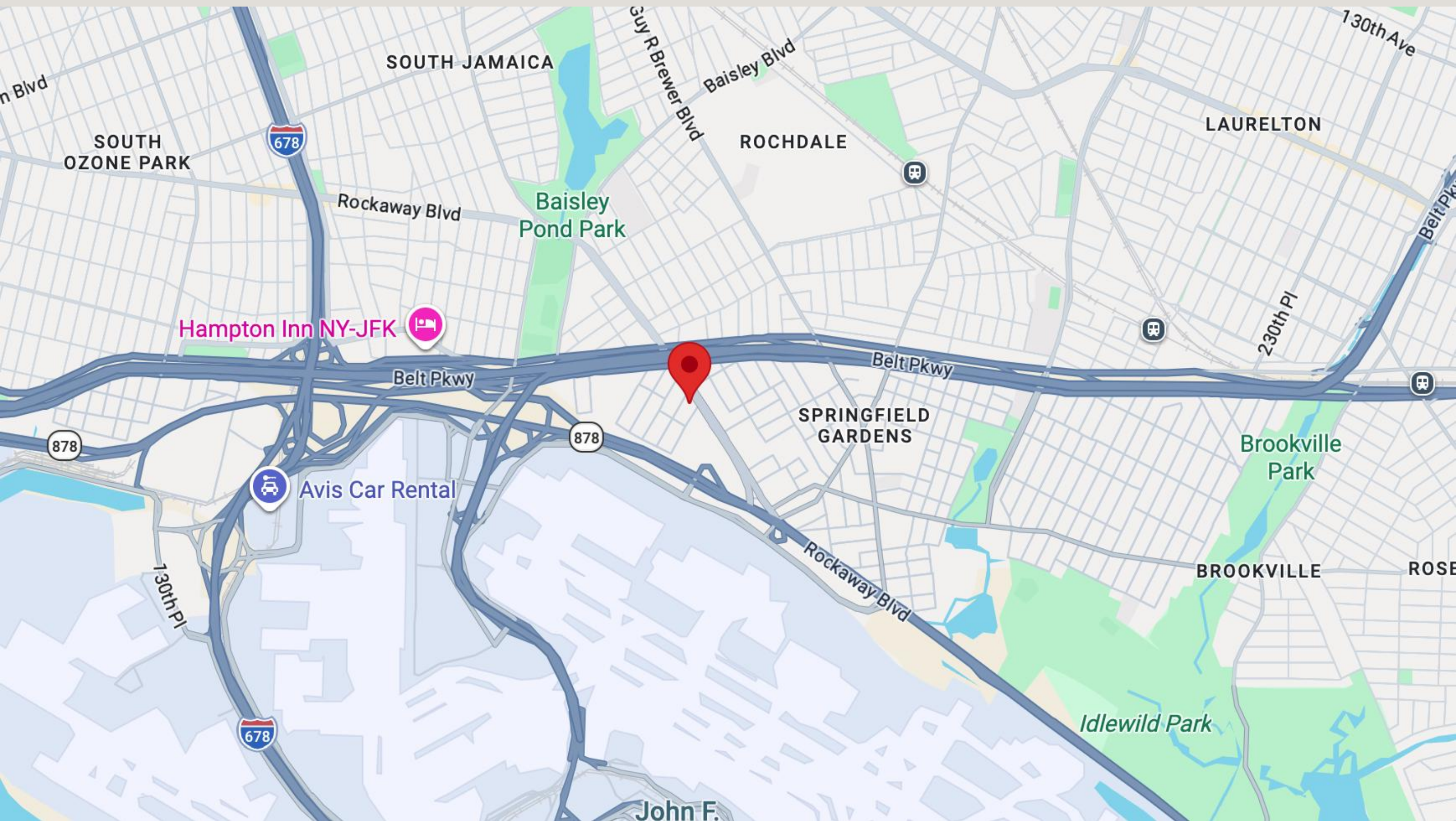
Highcap Group is pleased to exclusively offer the properties at **144-11 158th St/158-08 & 10 Rockaway Blvd, Springfield Gardens, NY 11434**; Three adjacent buildings lots located At the corner between 158th Street and Rockaway Boulevard. The three lots encompass a total of 6,012 square feet and 6 units in total (Office, residential and warehouse spaces).

There are currently two commercial tenants paying \$4500/month and \$5600/month plus two residential tenants each paying \$1050/month (1 studio and 1 one bedroom). All tenants are on a month- to-month basis. **The properties can be delivered vacant.**

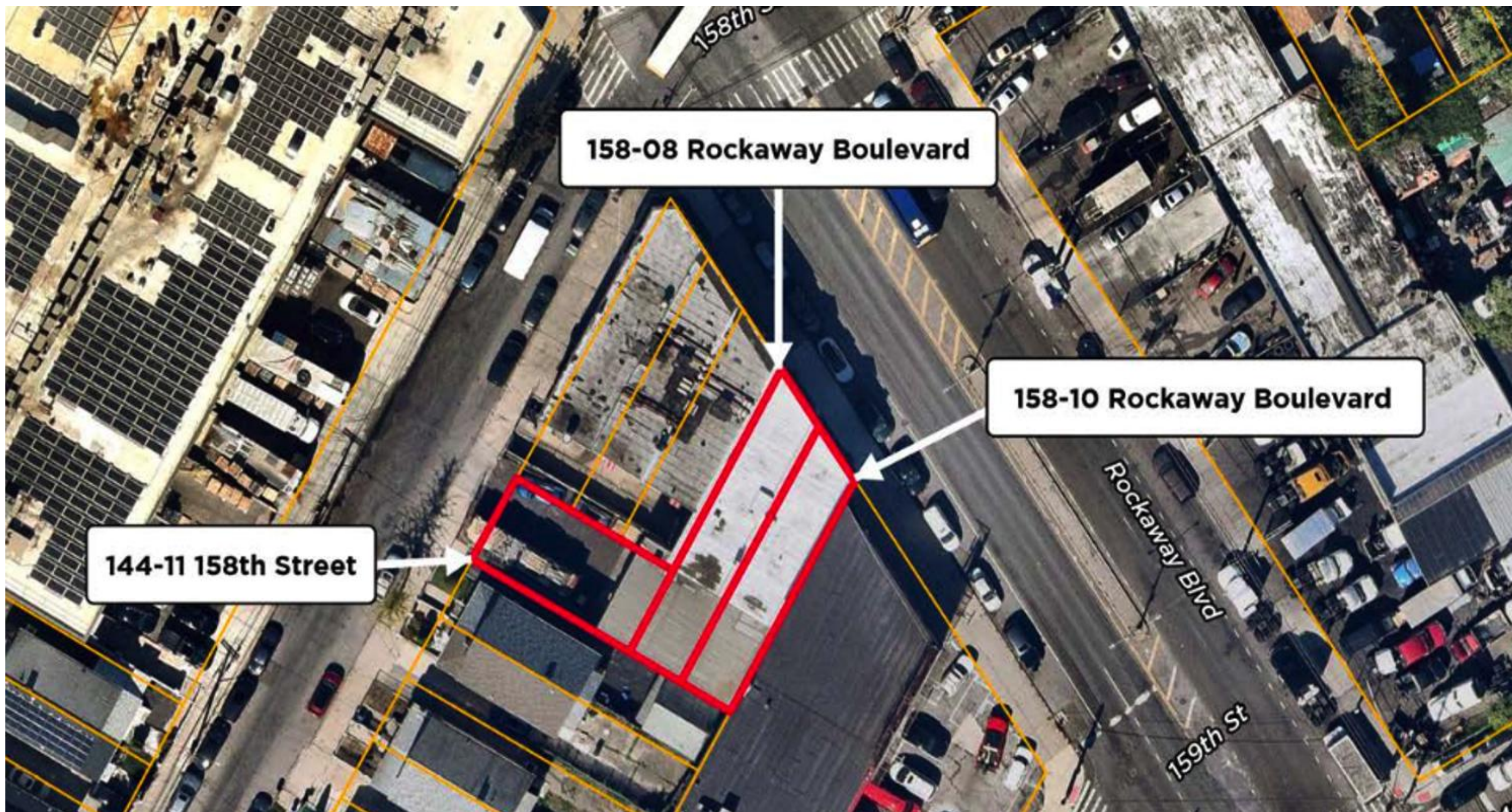


PROPERTY OVERVIEW

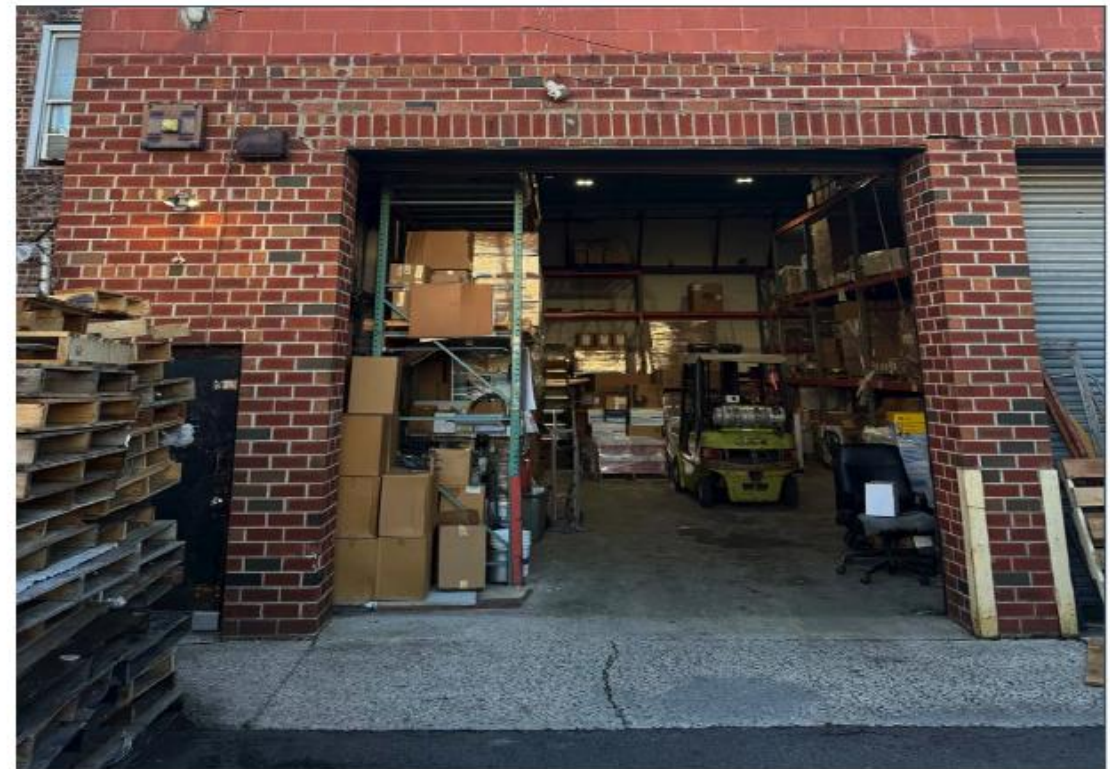
Map



Lots and Aerial View



Property Pictures



Property Pictures





NEIGHBORHOOD

Neighborhood

Springfield Gardens

Springfield Gardens is a neighborhood in New York City, New York with a population of 35,951. Springfield Gardens is in Queens County. Living in Springfield Gardens offers residents a dense suburban feel and most residents own their homes. In Springfield Gardens there are a lot of bars, restaurants, and parks. Many families and young professionals live in Springfield Gardens. The public schools in Springfield Gardens are above average.



Demographics & Economic View

Springfield Gardens

Population

35,951

Gender



Rent vs. Own



Families with Children 35%

Median Rent

\$2,141

National \$1,413

Median Home Value

\$670,100

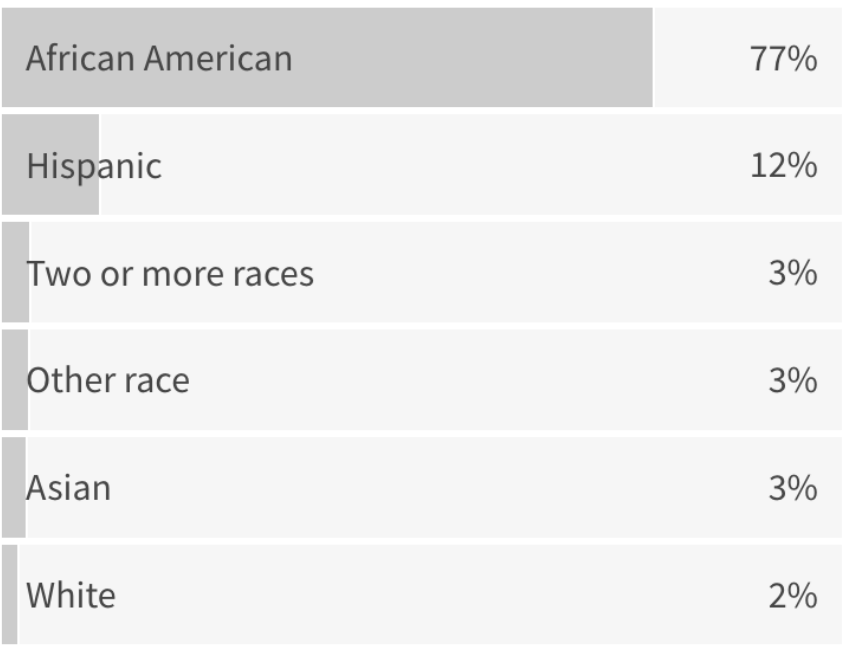
National \$332,700

Median Household Income

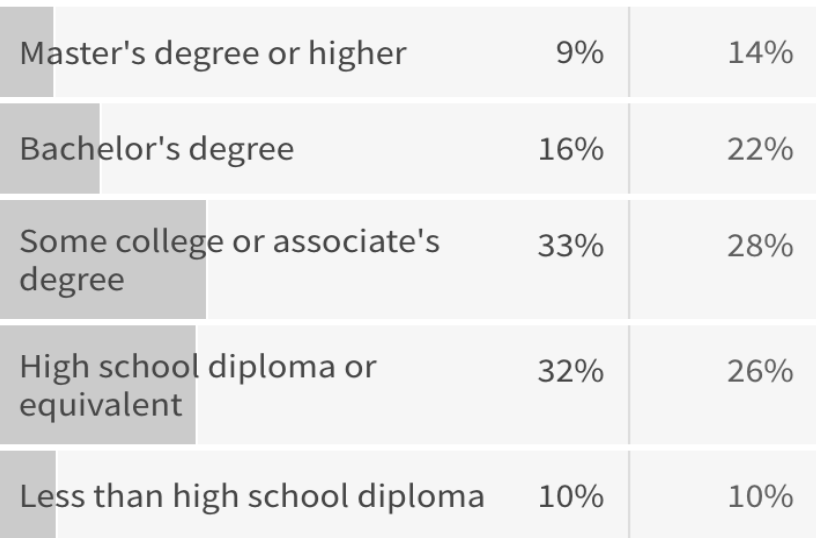
\$113,386

National \$80,734

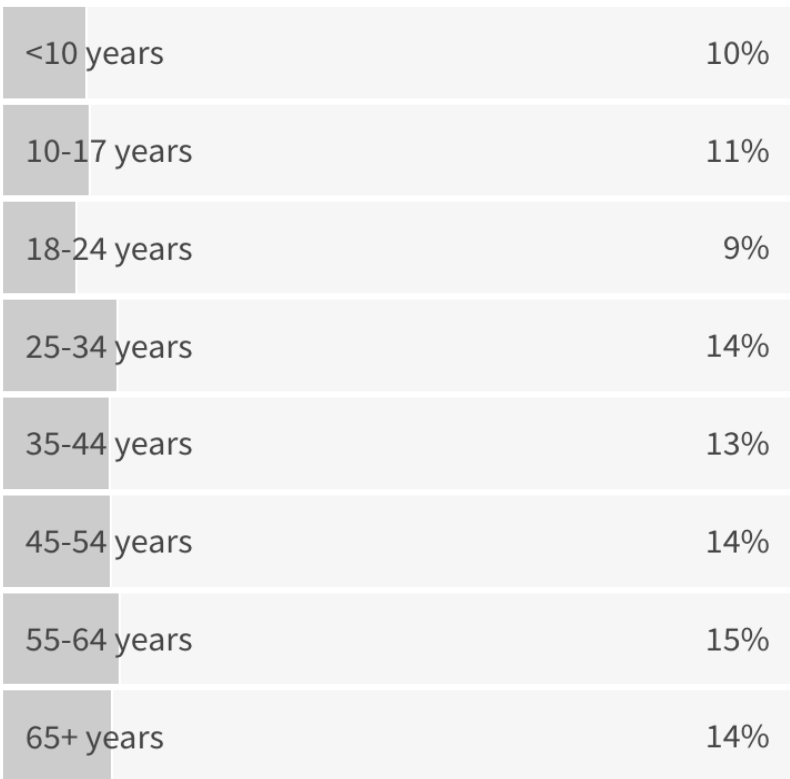
Racial Diversity



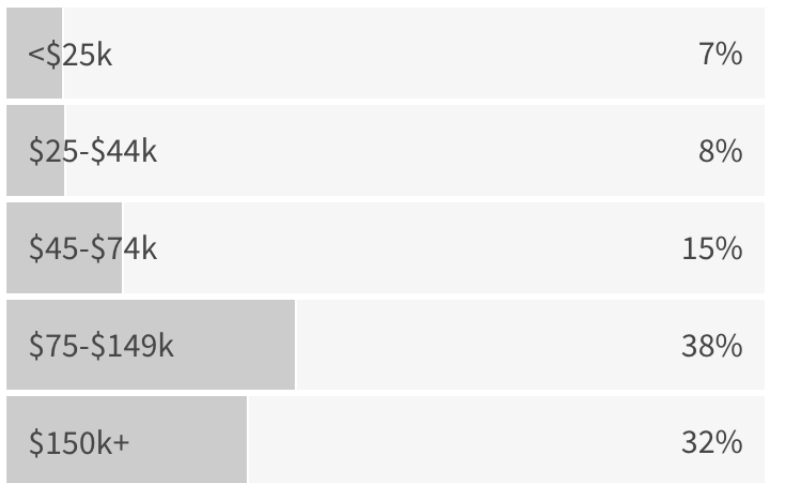
Education Levels



Age



Household Income Brackets





With a combined experience of nearly 40 years and billions of dollars in sales volume, Highcap Group LLC offers investment property acquisition and disposition value-added brokerage services. Our primary focus is in the New York metropolitan area, although we have experience selling properties across the country. We provide a full array of services including valuation analysis, consulting, building and development sales & marketing, and full due diligence support. Ancillary divisions include commercial leasing and commercial financing.

OUR APPROACH

Highcap Group is dedicated to providing exemplary services to clients through a team-oriented approach. The co-founders & principals, Josh Goldflam and Christen Portelli plus its team of brokers, offer a diverse level of creativity and intelligence that generate a platform of success for procuring sales. Through their many years of experience in the industry they have developed an extensive network and are continuously focusing on building and enhancing relationships.

Highcap's boutique operation offers personalized services while the principals pride themselves on client representation. Highcap will customize their approach for off-market transactions or create inventive marketing packages for optimal exposure. Every client has specialized needs and the team can guide you through the process from start to finish again, yielding exceptional results.