



231-02 MERRICK BLVD

SPRINGFIELD GARDENS, NY 11413



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

Commercial Acquisitions Inc.

718-517-8700 | vadim@commercialacq.com

RETAIL SPACE FOR LEASE



231-02 MERRICK BLVD, SPRINGFIELD GARDENS, NY 11413



PROPERTY DETAILS

LOCATION INFO

CORNER MERRICK BLVD &
FRANCIS LEWIS BLVD

NEIGHBORHOOD

LAURELTON

SIZE

7,000 SF

ZONING

C1-3, R3-2

FRONTAGE

70' PRIME FRONTAGE ON
MERRICK BOULEVARD

BLOCK & LOT

BLOCK: 13158-0028

PROPERTY OVERVIEW

A rare leasing opportunity at one of Queens' most prominent intersections. This **7,000 SF retail space** offers substantial contiguous square footage and a highly visible corner presence, making it a compelling fit for retailers, service users, and owner-operators alike.

Strategically positioned at the corner of Merrick Boulevard and Francis Lewis Boulevard, the space features approximately **70 feet of prime frontage on Merrick Boulevard**, 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

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Vadim@commercialacq.com

ASKING PRICE

UPON REQUEST

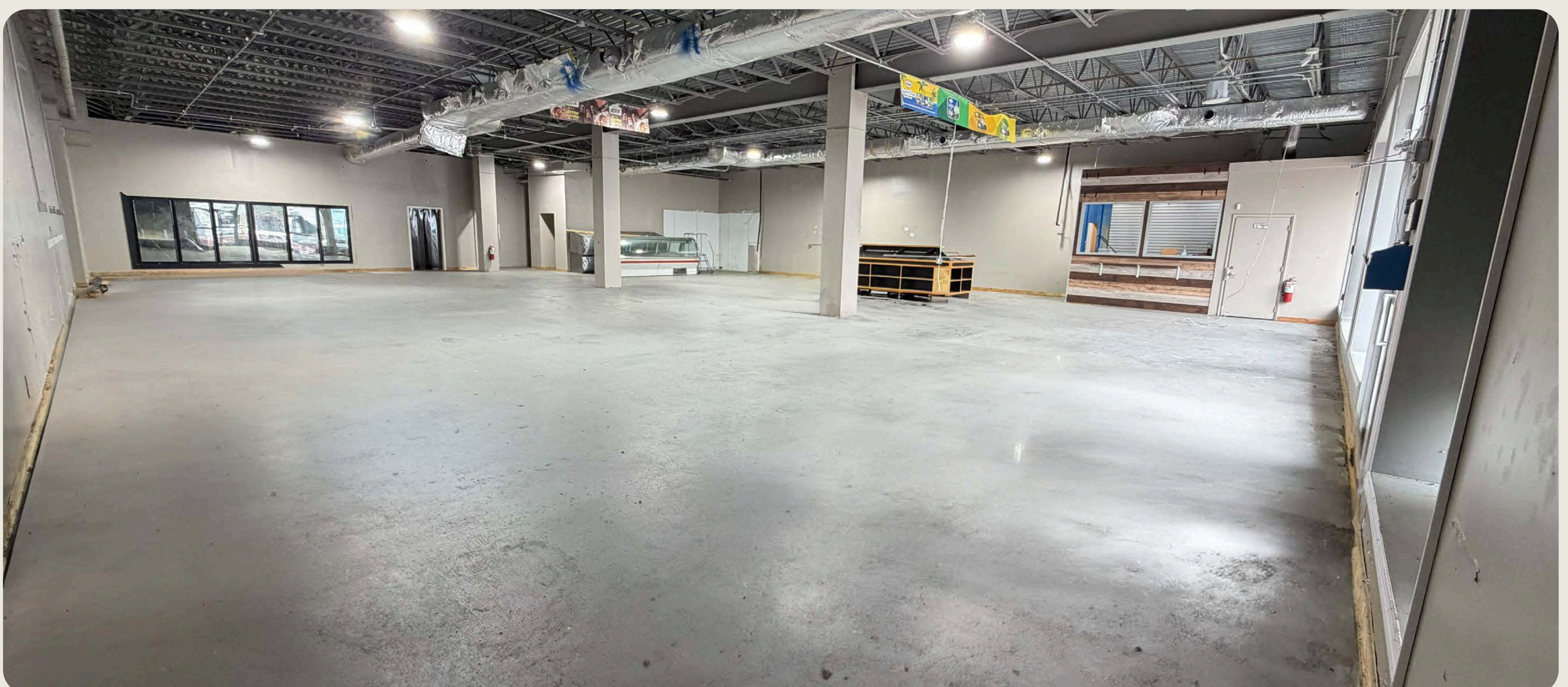
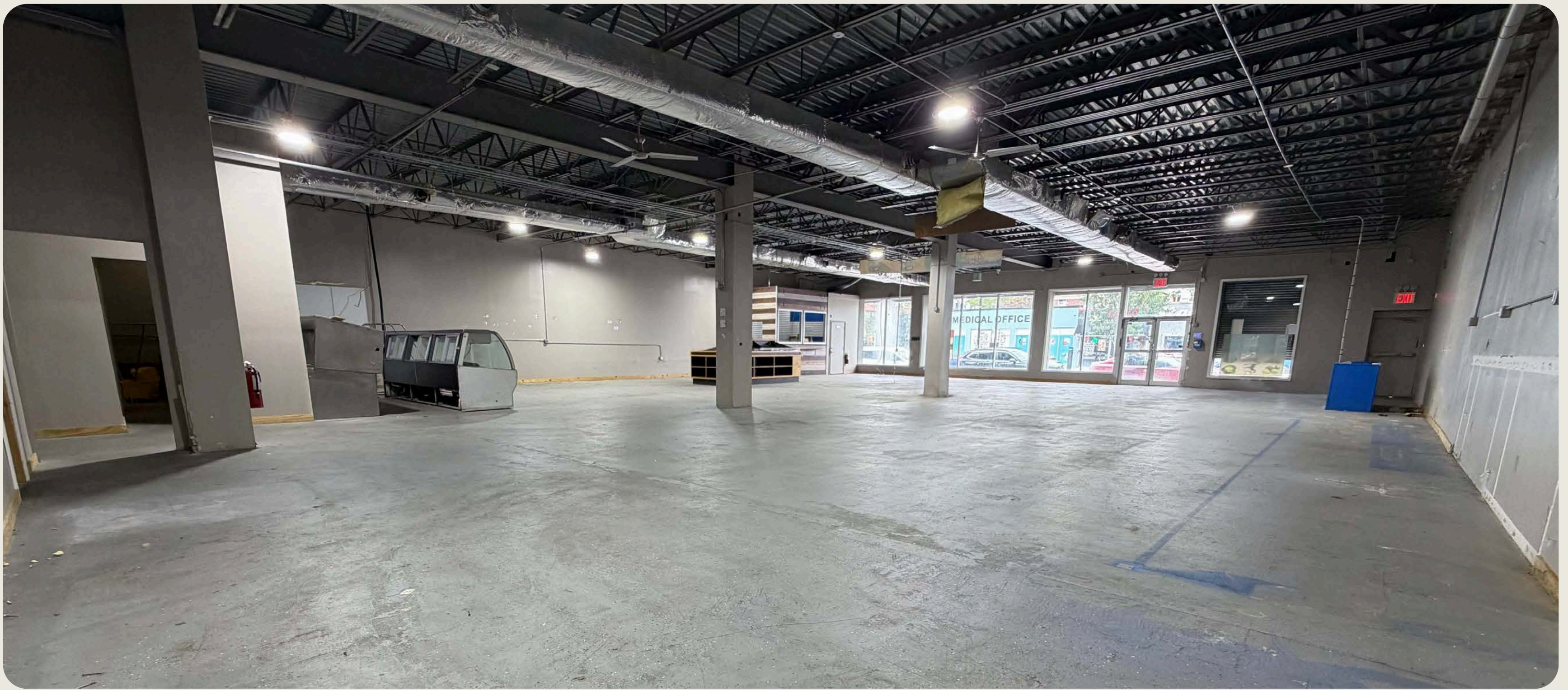


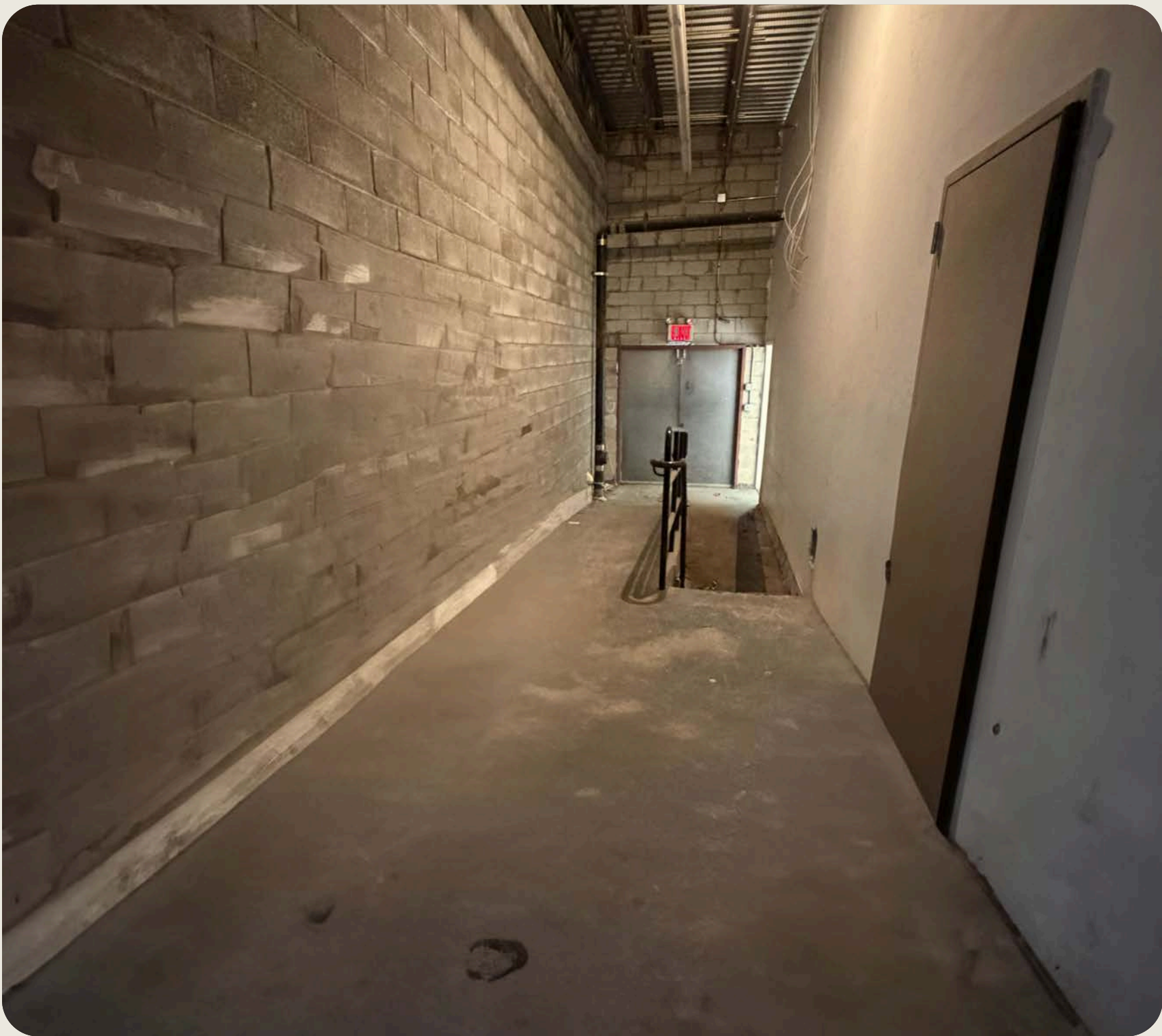
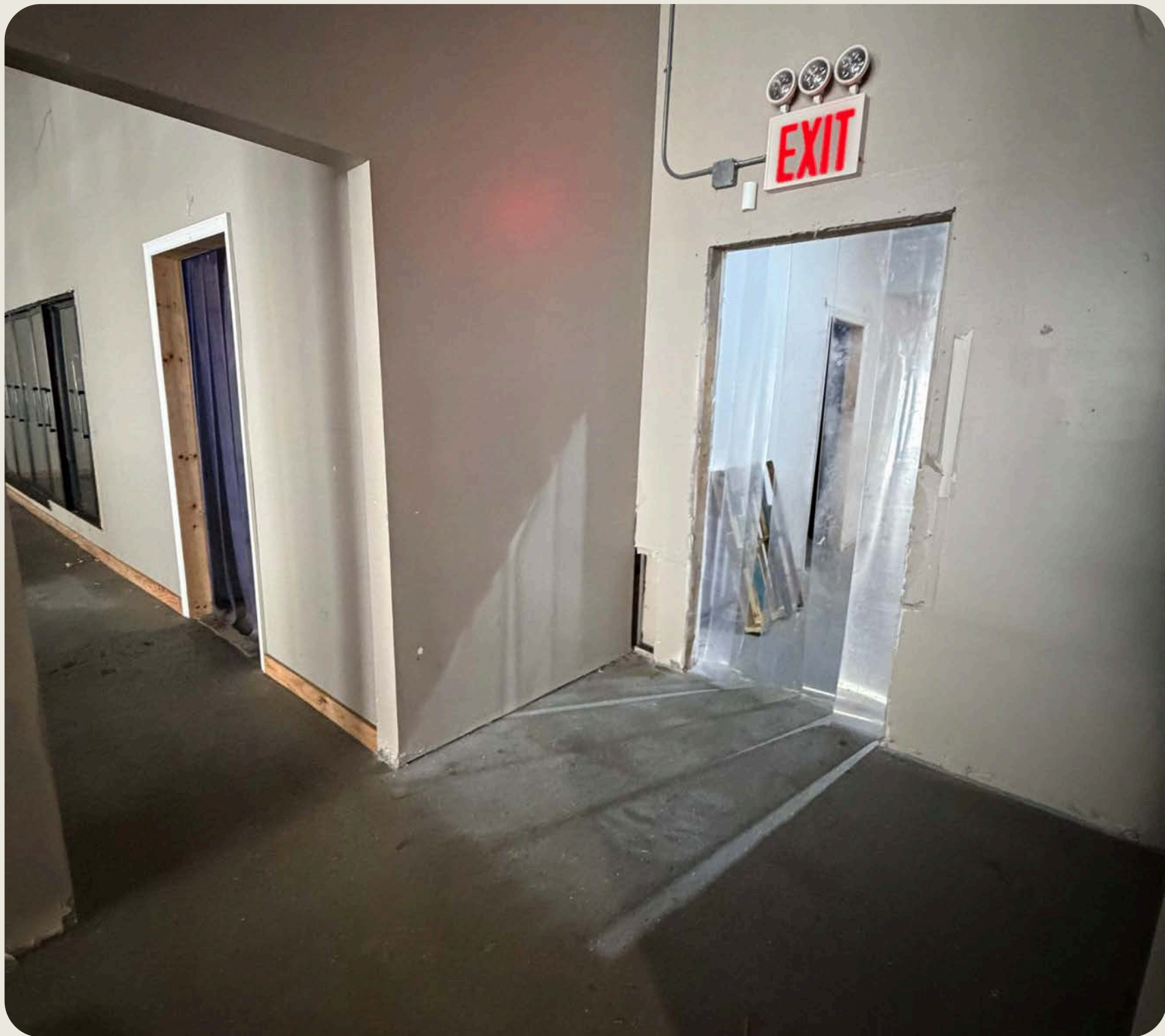
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TOTAL: 7,000 SF







LOCATION & PROPERTY HIGHLIGHTS

AREA MAP



PROPERTY HIGHLIGHTS

- ✓ Corner Building with Dedicated Loading Area
- ✓ 70' frontage on Merrick Boulevard
- ✓ 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.

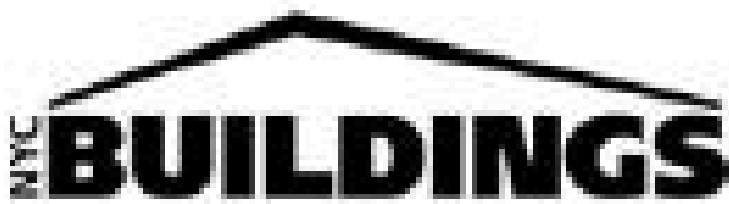
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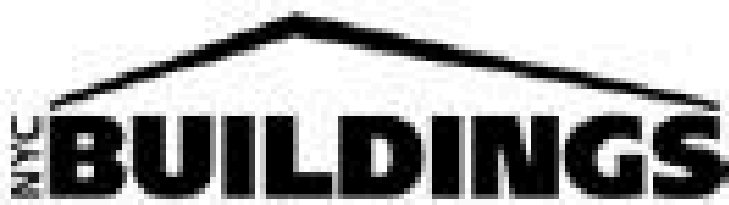


Certificate of Occupancy

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			



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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							