

130-09 SPRINGFIELD BLVD

Springfield Gardens, NY 11413



Daycare Building For Sale

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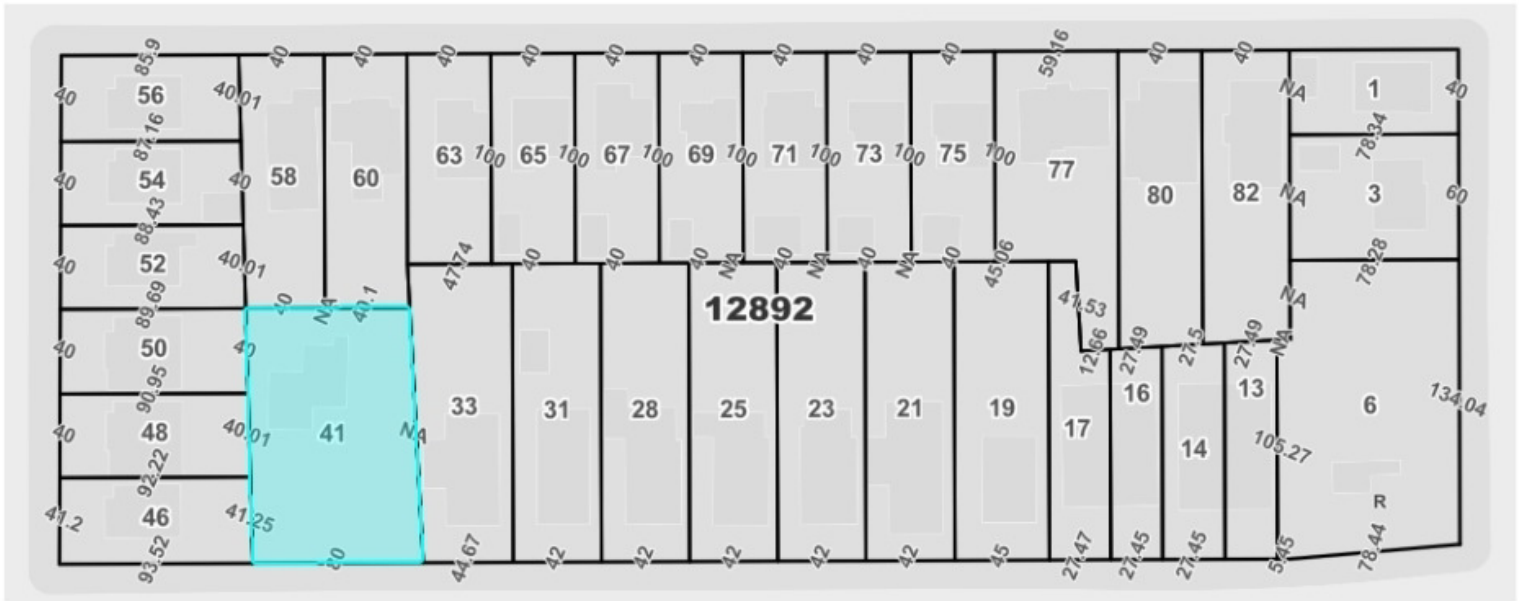
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PROPERTY SUMMARY



PROPERTY ANALYSIS	
Address	130-09 Springfield Blvd, Springfield Gardens, NY 11413
Block & Lot	12892-0041
Neighborhood	Laurelton
Cross Streets	131st St & 130th St
Asset Type	Daycare
Lot SF	9,680 SF
Lot Size	80 ft x 121 ft
Building SF	4,847 SF
Building Size	63 ft x 76 ft
No. of Units	1
No. of Stories	1
FAR (As Built)	0.75 (0.50)
Buildable	7,260
Zoning	R2A
Taxes & Tax Class	\$26,396 / 4

ASKING PRICE: \$3,800,000

PPSF: \$783.99

PROPERTY HIGHLIGHTS

- Commercial building in Laurelton, Queens.
- The property sits on a 9,680 SF lot with a 4,847 SF building.
- Generates \$254,616 in annual NNN income. 7 Years remaining on the lease. 3% yearly increase
- Located near the Laurelton LIRR Station and serviced by the Q5 and Q85 bus lines.
- Near major retailers including Stop & Shop, McDonald's, Dunkin', Walgreens, and Dollar Tree.

PROPERTY DESCRIPTION

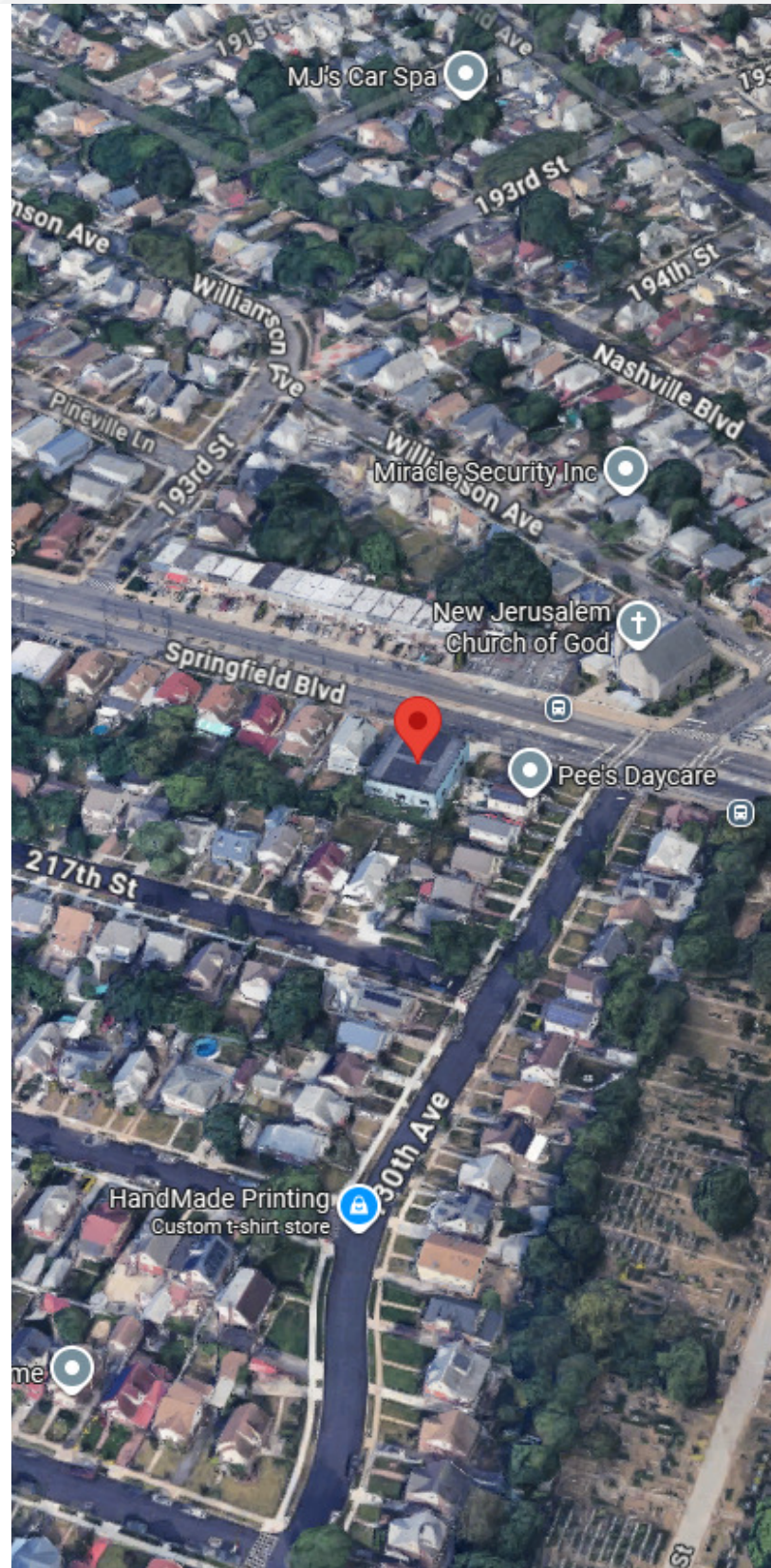
PROPERTY DESCRIPTION

Asset CRG Advisors is pleased to present an office building for sale located at 130-09 Springfield Blvd in Laurelton, Queens. This single-story commercial property spans 4,847 square feet on a 9,680-square-foot lot, and is currently occupied by a daycare tenant under a triple-net lease structure. Positioned along the well-traveled Springfield Boulevard corridor, the property offers excellent visibility, steady traffic flow, and exposure to a strong local customer base within one of southeast Queens' most established commercial districts.

Ideally situated near major transportation routes, including the Laurelton LIRR Station, the asset is surrounded by a healthy mix of national and neighborhood retailers such as Stop & Shop, Walgreens, Dunkin', McDonald's, and Dollar Tree. This offering represents an attractive opportunity for investors seeking a reliable income-producing commercial asset in a submarket known for its accessibility, dense population, and consistent demand for well-located retail and office properties.

LOCATION DESCRIPTION

Located in the heart of Springfield Gardens, Queens, 130-09 Springfield Blvd offers convenient access to major transportation routes, including the Belt Parkway, Southern State Parkway, and JFK International Airport, just minutes away. The area is well-served by local bus routes connecting to the Rosedale and Laurelton LIRR stations, providing direct service to Manhattan. The neighborhood features a mix of residential homes, schools, and retail amenities, creating a balanced urban-suburban environment ideal for residents and businesses alike.



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PHOTOS



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INCOME SUMMARY	
Lease Type:	Triple Net (NNN)
Tenant:	Daycare

Monthly NNN Income:	\$21,218.00
Annual NNN Income:	\$254,616.00
Net Operating Income:	\$254,616.00
Cap Rate:	6.70%
GRM:	14.92

NEIGHBORHOOD OVERVIEW



LAURELTON, QUEENS

Laurelton is a peaceful and well-established neighborhood located in southeastern Queens, known for its suburban atmosphere and strong community character. Developed in the early 1900s as one of New York City's first planned suburban enclaves, Laurelton features tree-lined streets, detached single-family homes, and Tudor-style architecture that reflect its historic roots. The neighborhood offers a slower pace of life while maintaining easy access to the rest of the city, making it a preferred destination for professionals and families seeking space, stability, and accessibility.

The area's main commercial corridors—Springfield Boulevard and Merrick Boulevard—serve as its economic backbone, offering a mix of local businesses, restaurants, and national retailers. Residents enjoy everyday conveniences from major chains such as Stop & Shop, Dunkin', Walgreens, McDonald's, and Dollar Tree, as well as nearby neighborhood shops and service providers. Green spaces like Springfield Park and Brookville Park add to the community's appeal, offering recreation, walking trails, and family-friendly gathering spots. The neighborhood also benefits from proximity to quality schools, houses of worship, and essential services, reinforcing its reputation as one of Queens' most livable communities.

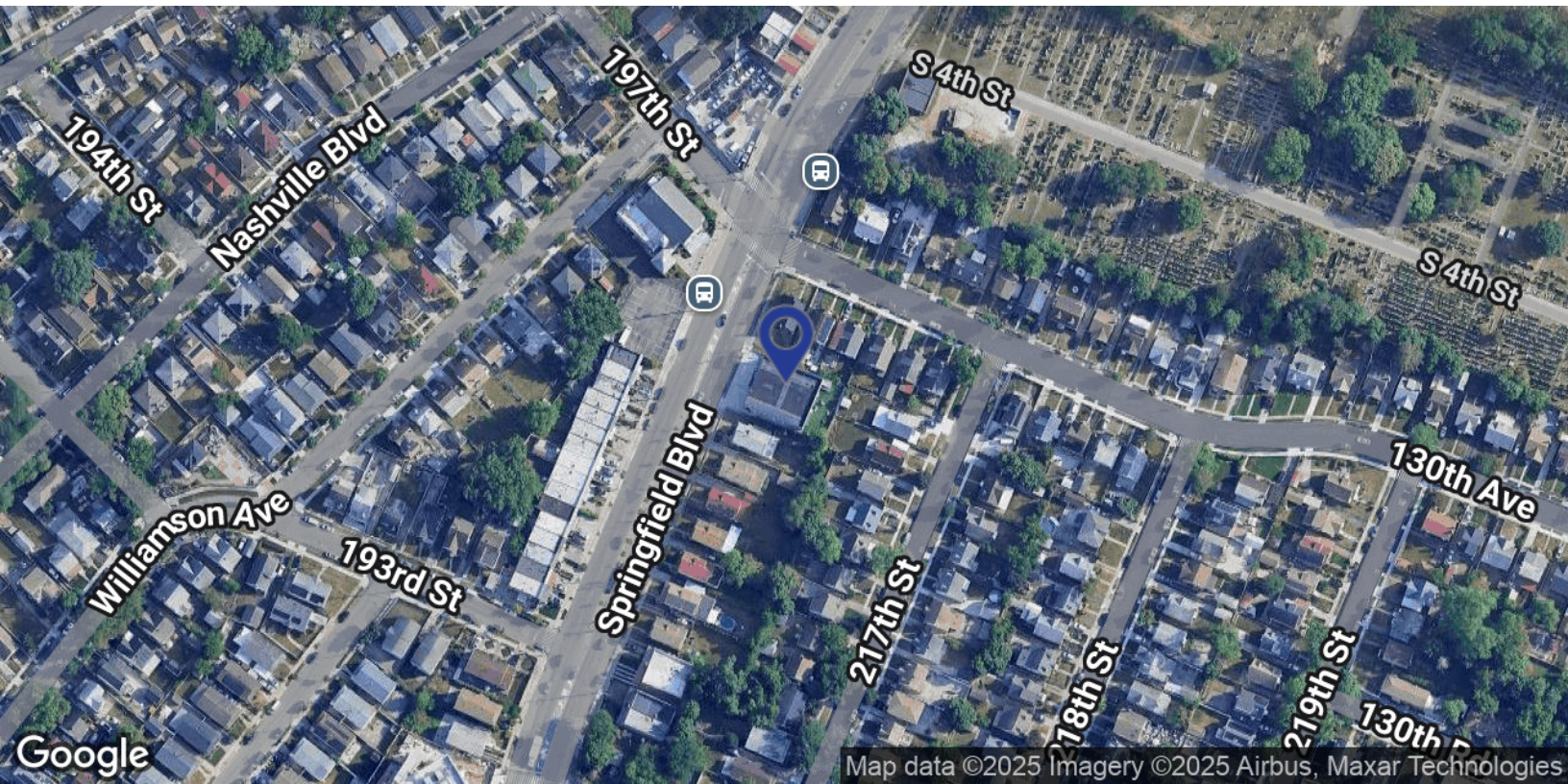
Transportation access is another defining feature of Laurelton. The Laurelton LIRR Station provides direct rail service to Manhattan and Brooklyn, while major roadways including the Belt Parkway, Cross Island Parkway, and Southern State Parkway connect residents to surrounding boroughs and Long Island. Frequent MTA bus routes, including the Q5, Q85, and Q77, make commuting and local travel simple and efficient. Its location—just minutes from JFK International Airport—further enhances convenience for residents and businesses alike. Combining tranquility, accessibility, and a strong sense of neighborhood identity, Laurelton remains one of Queens' most desirable residential and investment destinations.

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AERIAL MAP



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