



312-314 Sunrise Highway, Rockville Centre, NY

"American Investment Properties has successfully sold several of my Long Island shopping centers including the most recent sale of 312-314 Sunrise Highway, Rockville Centre, NY. Ron and his team got me the best selling price and terms- they get the job done. I highly recommend American Investment Properties."

*-Three D Realty, LLC
Managing Member*

CHALLENGE

The Rockville Centre Retail property, located at 312-314 Sunrise Highway in Rockville Centre, consists of two retail stores and approximately 4,000 square feet of space. There was a clearly defined challenge in selling this building; the seller wanted a minimum selling price of \$1,500,000. This listing assignment required us to find an all cash purchaser at a 5.8% cap rate and a price per square foot of \$375.00. Finding an all cash buyer at this price seemed like an insurmountable challenge. This was a very ambitious brokerage assignment.

ACTION

We began to market the property in order to find the right buyer. Because this was such a difficult brokerage assignment, we knew that this would not be a quick sell and that we would have to consistently update our marketing strategy. For just shy of one year, we continued to market the property at the seller's asking price. As my priority is always to deliver to the seller what they want, I went on to co-broker the property with O'Kane Realty. Together we secured a 1031 buyer who acted quickly.

RESULT

American Investment Properties successfully brokered the sale of Rockville Centre Retail to a Queens based investor for \$1,540,00, which was over the seller's asking price. The buyer closed within 30 days, all cash and with no bank financing.



Plaza Seafood - Retail Shopping Center

312-314 Sunrise Highway, Rockville Centre, NY

+/- 4,000 Square Feet

SALES PRICE: \$1,540,000

Garden City, NY - American Investment Properties successfully brokered the sale of Rockville Centre Retail to a Queens based investor for \$1,540,00, which was over the seller's asking price. The buyer closed within 30 days, all cash and with no bank financing. **For Additional Information Please Contact:**

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Our customer satisfaction has provided our company with repeat business as well as a wide variety of clientele. Whether it's buying, selling, or leasing commercial real estate, American Investment Properties applies customized strategies for each client's unique circumstances.

Located in the Citibank building at the Roosevelt Field Mall in Garden City, New York, we are here for all of your commercial real estate needs.

Testimonial

"American Investment Properties has successfully sold several of my Long Island shopping centers including the most recent sale of 312-314 Sunrise Highway, Rockville Centre, NY. Ron and his team got me the best selling price and terms- they get the job done. I highly recommend American Investment Properties."

Sincerely,

Three D Realty, LLC
Managing Member

CASE STUDY

[Click to view the complete case study](#)

