

# JUST SOLD | Cold Spring Harbor Mixed-Use "Spring Into Closing"

**SOLD FOR \$1,675,000**



## CHALLENGE

117-123 Main St is a historic building located in the Cold Spring Harbor Village of Long Island, NY. Our greatest challenge was finding a buyer that understood and sought to invest in a niche historical property.

## ACTION

Once American Investment Properties obtained the exclusive listing, we quickly started working and advertising the property to our extensive database of investors. We created strong visibility for this property and marketed its strengths. Our buyer, who ultimately found us through our online marketing efforts, had a keen interest in the area. They were in a 1031 Exchange and closed on the property in a matter of days after the offer was accepted.

## RESULT

**Sold For \$1,675,000**  
**\$279.17 PSF**  
**5.9% Cap Rate**





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## OPTIMIZING YOUR COMMERCIAL REAL ESTATE PROFITS

Ron Koenigsberg is the proud recipient of the Commercial Broker of the Year award presented by Long Island Business News.

Founded on July 4, 2001, by Ron Koenigsberg, CCIM, American Investment Properties Inc. (AIP), specializes in the sale and acquisition of commercial real estate in Long Island's Nassau and Suffolk Counties. AIP has participated in several hundred million dollars' worth of property sales and is a well-known and highly respected name in the Long Island community and the commercial real estate industry.

As a leading brokerage firm focused on a niche market, AIP presents the Long Island commercial property industry with a wealth of distinctive advantages. Whether it's buying or selling commercial real estate, AIP brings customized strategies and insights to each of their client's unique needs. These transactions include, but are not limited to, 1031 exchanges, property analysis, and distressed asset dispositions.

If you would like a  
**COMPLIMENTARY EVALUATION**  
on what your property is worth, please contact us.

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[www.aipcommercialrealestate.com](http://www.aipcommercialrealestate.com)

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## MORE BROKERED DEALS ON LONG ISLAND

**SOLD: \$1,675,000**



136 Woodbury Rd., Woodbury  
\$189.14/SF

**SOLD: \$6,300,000**



33-43 Great Neck Rd., Great Neck  
\$307.59/SF

**SOLD: \$12,500,000**



190-218 Glen Street, Glen Cove  
\$192.43/SF