

# JUST SOLD | Liberty Center Plaza

## "It All Falls Into Place"

### SOLD FOR \$3,975,000



2109 Route 5 & 20, Seneca Falls, NY NY 13148

## CHALLENGE

Liberty Center Plaza is a shopping center located in Seneca Falls, in Upstate New York. As a firm that leads and focuses on Long Island, our greatest challenge was finding a buyer seeking a large investment property outside of the Long Island area.

## ACTION

Once American Investment Properties obtained the exclusive listing, we began working and fielding the property. We persistently and strategically marketed the listing for a number of months, to investors and brokers. In the end, we secured a buyer with another brokerage firm that had clients seeking investments in the Upstate New York region.

## RESULT

**Sold For: \$3,975,000**

**Price PSF: \$48.74**

**Cap Rate: 10.26%**



American Investment Properties, Inc. (AIP)  
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**BUILD**  
2017  
REAL ESTATE  
& PROPERTY  
AWARDS

**2017**  
REAL ESTATE and  
DEVELOPMENT AWARDS

## 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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Visit us online:  
[www.aipcommercialrealestate.com](http://www.aipcommercialrealestate.com)

## 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**