

# Woodbury Office Building

**Sold For \$1,675,000**



## TESTIMONIAL:

"I've interacted with many real estate brokers over the years and Ron is a standout broker. I gave Ron the exclusive rights to sell my office building, with expectation of the sale being long and challenging.

Coincidentally, I had purchased the building from Ron 20 years earlier, and he provided exactly what I needed, as it was a fast deal, at a great price. Ron, you're the very best and thank you very much"

-Alan

## CHALLENGE:

136 Woodbury Road is a great office building which attracts many professional medical tenants.

Our experience with this building goes back decades, with us selling the building to the current owner. It became time for them to sell this asset, and they exclusively hired us for the sale.

Our greatest challenge was finding a buyer for this management intensive property that contains many small tenants.

## ACTION:

Once we obtained the exclusive listing, we immediately went to work and began advertising the property to our extensive database of investors and brokers.

We diligently marketed the property but ultimately found the perfect fit through our close relationships with a local buyer.

## RESULT:

Rather than it become a lengthy marketing and sale process, we were quickly able to find a local buyer and the sale process was very efficient.

## The property sold for:

- **Sold For \$1,675,000**
- **\$189.14 PSF**
- **7.2% Cap Rate**



Contact us for a valuation on your commercial property.

It's free & confidential!





**Ron Koenigsberg, CCIM**  
*President*

Email: [ron@aiprops.com](mailto:ron@aiprops.com)  
Office: 516.393.2300  
[aipcommercialrealestate.com](http://aipcommercialrealestate.com)



Learn about our  
complimentary  
property valuation.

## More Brokered Deals

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



2109 Route 5 & 20  
Seneca Falls, NY

**PSF: \$48.74**  
**Cap Rate: 10.26%**

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



117-123 Main St  
Cold Spring Harbor, NY

**PSF: \$279.17**  
**Cap Rate: 5.9%**

**Sold: \$2,450,000**



313 W Old Country Rd  
Hicksville, NY

**PSF: \$245.00**

## Optimizing Commercial Real Estate Profits

American Investment Properties (AIP) Inc., was founded on July 4, 2001, by Ron Koenigsberg. AIP specializes in the sale and acquisition of commercial real estate in Long Island's Nassau and Suffolk Counties. Participating in over 2 billion worth of property sales to date, AIP is a well-known and highly respected name in the Long Island CRE community.

Whether buying or selling commercial real estate, AIP brings customized strategies and insights to its client's unique needs creating a flawless execution of even the most complex transactions. These transactions include: 1031 exchanges, property analysis, distressed asset dispositions and more.

AIP not only provides skilled experience and extensive buyer reach, but also strong relationships with industry leaders, attorneys, lenders, and environmental professionals. AIP brings forth an extensive background in the financial, accounting, and tax aspects of commercial real estate, as well as an insider's perspective on property values and other local market trends and conditions.

With a singular commitment to your objectives, the AIP team dedicates all energies and resources to helping business owners and investors successfully navigate the unique challenges and opportunities of the Long Island commercial real estate market. AIP's tireless efforts on your behalf ensure the best possible return on your investment and the smoothest path to your goals. At American Investment Properties, we don't just ensure commercial real estate profits; we optimize commercial real estate profits.