

NORTH BELLMORE RETAIL BUILDING

Sold For \$625,000



1709 Newbridge Road, North Bellmore, NY 11710

CHALLENGE:

American Investment Properties received this assignment through a referral from a trusted real estate attorney and friend. The seller was fully occupying the property for their HVAC and plumbing parts business. Their goal was to retire soon. This meant they were seeking to sell the business, and the building would be delivered vacant at sale.

Our challenge was finding a buyer seeking around 5,800 square feet of retail space, and saw the potential in this location.

ACTION:

The seller signed our 6-month exclusive listing agreement, which allowed us to leverage our full marketing and exposure potential. During the marketing period, the property received over 40,460 views and over 74 interested buyers online. Additionally, our 'For Sale' signage was installed on the building to capture the vehicle and customer traffic at the location.

In only 35 days of exclusively marketing, Ron Koenigsberg, CCIM was able to find the ideal buyer.

RESULT:

Ultimately, Ron, found a businessman who owns properties in the area. They love this location and plan to use the space for their business needs. The transaction was smooth, quickly moving from 'under contract' to 'close' before the year end.

- Sold Price: \$625,000
- Price PSF: \$106

SALE ANALYTICS:

35

Days of
Marketing to Accepted Offer

40,460+

Total Views Online
From Buyers & Investors

"Contact us for a broker price opinion on your commercial property."



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MORE BROKERED DEALS



Office Building

New Hyde Park, NY

- Sold For: \$4,500,000
- PSF: \$149.00



Vacant Office Building

Hicksville, NY

- Sold For: \$2,450,000
- PSF: \$245.00



Retail Building

Franklin Square, NY

- Sold For: \$1,150,000
- PSF: \$173.74
- Cap Rate: 7.9%



Vacant Office Building

Northport, NY

- Sold For: \$1,050,000
- PSF: \$291.66



Office Building

Centerport, NY

- Sold For: \$925,000
- PSF: \$268.66



Mixed-Use Building

Lindenhurst, NY

- Sold For: \$1,250,000
- PSF: \$162.54
- Cap Rate: 6.7%

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 LI CRE community.