

FLORAL PARK AUTO REPAIR SHOP

SOLD FOR \$665,000



100 Cherry Ln, Floral Park, NY 11001

CHALLENGE:

The seller's goal was to seek an asking price of \$699,000 which was a price per square foot of \$356. The market average for service buildings was around \$255 price per square foot. This was initially a challenge because we were offering this auto body shop at a much higher price per square foot than the market average suggested.

ACTION:

Exposure of our properties is crucial to bringing interested buyers to our real estate listings. We quickly began increasing our marketing efforts and brought this property to the market. The visibility of the property on the market resulted in over 22,300 total views and over 190 potential buyers interacting with the listing.

Our sales associate, Dawn Gingold, answered all of the buyers' questions and frequently spoke with the seller regarding any updates. Throughout the entire process, Dawn remained observant of all of the seller's needs and our frequent communication encouraged the seller that we were working on achieving the best sale terms for them.

Through our email marketing, we were able to attract the ideal buyer for the property.

RESULT:

The buyer presented an all-cash offer of \$665,000 and quick closing terms that were accepted by the seller. The auto repair shop sold at \$339 price per square foot. The seller was grateful for a timely and cooperative selling experience with us.

Sale Details:

Sale Price: \$665,000
Price PSF: \$339



Contact us for a broker price opinion on your commercial property!

They are confidential and complimentary.

Call 516-393-2300.

Dawn Assael Gingold, Associate





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MORE BROKERED DEALS



Office Building
New Hyde Park, NY

Sold For:
\$4,500,000



Retail Building
Franklin Square, NY

Sold For:
\$1,150,000



Office Building
Centerport, NY

Sold For:
\$925,000



Office Building
Hicksville, NY

Sold For:
\$2,450,000



Retail Building
North Bellmore, NY

Sold For:
\$1,075,000



Mixed-Use Building
Lindenhurst, NY

Sold For:
\$1,250,000

OPTIMIZING COMMERCIAL REAL ESTATE PROFITS

American Investment Properties (AIP) Inc., was founded on July 4, 2001, by Ron Koenigsberg.

American Investment Properties 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 commercial real estate community.