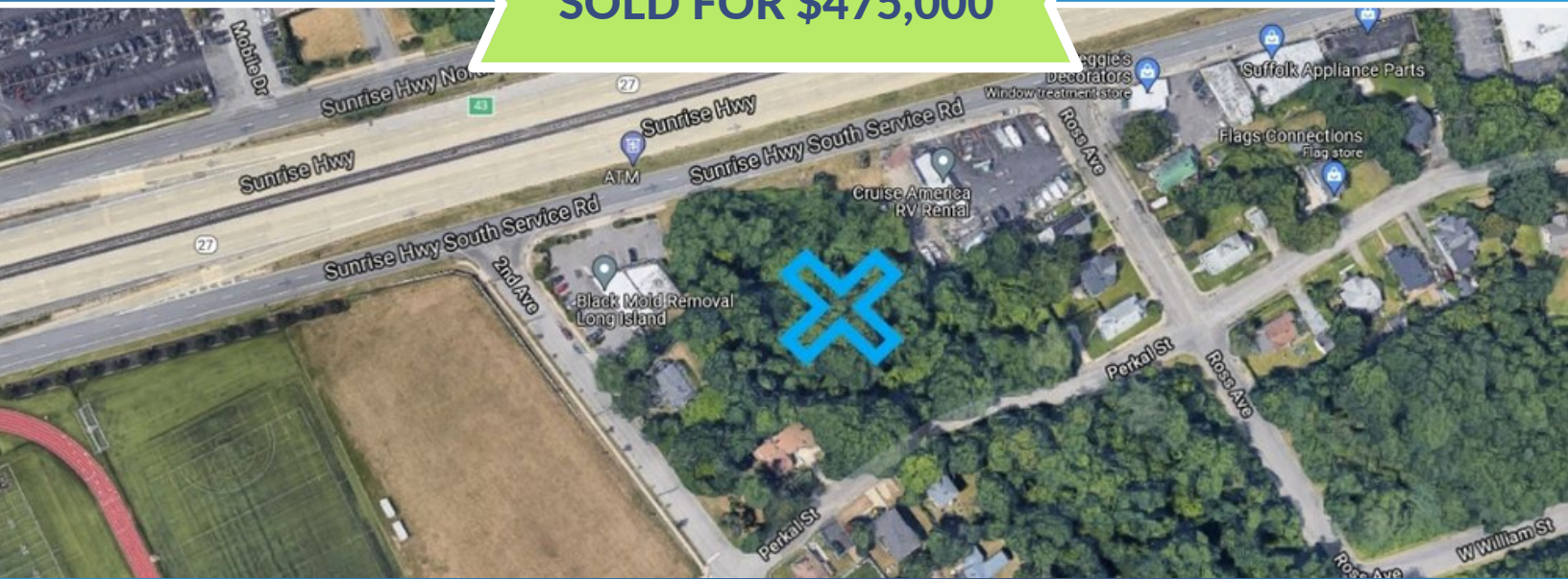


COMMERCIAL LAND IN BAY SHORE

SOLD FOR \$475,000



Sunrise Highway, Bay Shore, NY 11706

CHALLENGE:

American Investment Properties was retained to sell the commercial land located on Sunrise Highway in Bay Shore, NY. The property contained 1.62 acres of vacant land.

Our task was to find a buyer that saw potential in this unique property and location.

ACTION:

Our team quickly brought this commercial land to the market. We began increasing our marketing efforts and advertised this property through our email campaigns, social media accounts, and online listing advertisements. The visibility of this property on the market resulted in over 26,500 total views from potential buyers.

When we first brought this property to the market, we saw several Self-Storage companies interested in the land.

Our sales associate, Dan Amari, advised the seller on the best terms to accept based on their real estate goals. Through our various marketing efforts, we were able to attract the ideal buyer for this property. An obstacle with this sale was once we did secure a buyer, the due diligence period took longer than anticipated.

RESULT:

The buyer presented an all-cash offer of \$475,000. Satisfied with this offer, the seller accepted the terms. American Investment Properties successfully represented both the seller and buyer on the sale.



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

They are confidential and complimentary.

Call 516-393-2300.

Dan Amari, Associate





RON KOENIGSBERG
President

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Web: www.aiprops.com



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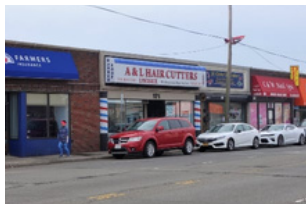
Office Building
New Hyde Park, NY

Sold For:
\$4,500,000



Office Building
Hicksville, NY

Sold For:
\$2,450,000



Retail Building
Franklin Square, NY

Sold For:
\$1,150,000



Retail Building
North Bellmore, NY

Sold For:
\$1,075,000



Office Building
Centerport, NY

Sold For:
\$925,000



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.