

# QUEENS VILLAGE MIXED-USE BUILDINGS

**SOLD FOR \$1,550,000**



**208-05 & 208-15 Jamaica Ave, Queens Village, NY 11428**

## CHALLENGE:

American Investment Properties was retained to sell the mixed-use buildings located on Jamaica Ave in Queens Village, NY. The properties totaled 5,316 square feet of combined building space.

The main challenge was the current tenants were paying under market rents. Our task was to find a buyer that saw potential in these mixed-use buildings given the current rents.

## ACTION:

Visibility and the proper exposure of these properties was key to achieving interest on this listing. The advertising of these properties on the market resulted in over 40,300 total combined views from potential buyers.

Our team 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.

## RESULT:

The buyer presented an all-cash offer of \$1,550,000 for both buildings. Satisfied with this offer, the seller accepted the terms. American Investment Properties successfully represented the seller on the sale.

**Price: \$1,550,000 / PSF: \$291**



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

They are confidential and complimentary.

**Call 516-393-2300.**

*Ron Koenigsberg, CCIM*





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## MORE BROKERED DEALS



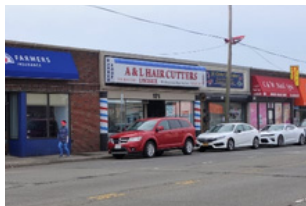
**Office Building**  
New Hyde Park, NY

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.