

American Investment Properties Success Story

SMITHTOWN OFFICE BUILDINGS

SOLD FOR \$1,425,000



359 Hauppauge Rd, Smithtown, NY 11787

CHALLENGE:

American Investment Properties was retained to sell the three office buildings located at 359 Hauppauge Rd, Smithtown, NY. The three office buildings total 9,000 square feet and is located approximately one mile from Route 347.

The property was approximately 50% occupied and the asking price was \$1,650,000. Our task was to find a buyer that saw potential in this location and who was seeking an opportunistic investment.

ACTION:

Our team quickly brought this property 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 33,600 total views from potential buyers.

Our President, Ron Koenigsberg, 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 \$1,425,000. Satisfied with this offer, the seller accepted the terms and the property sold at \$158 price per square foot. Ron Koenigsberg 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.

Ron Koenigsberg, CCIM



American Investment Properties
300 Garden City Plaza, Suite 150
Garden City, NY 11530

Contact
Office: 516-393-2300
Email: ron@aiprops.com
Web: www.aiprops.com





RON KOENIGSBERG
President

Email: ron@aiprops.com

Cell: 516-993-7252

Office: 516-393-2300

Web: www.aiprops.com



2022 CREX
PLATINUM
BROKER
AWARD



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.