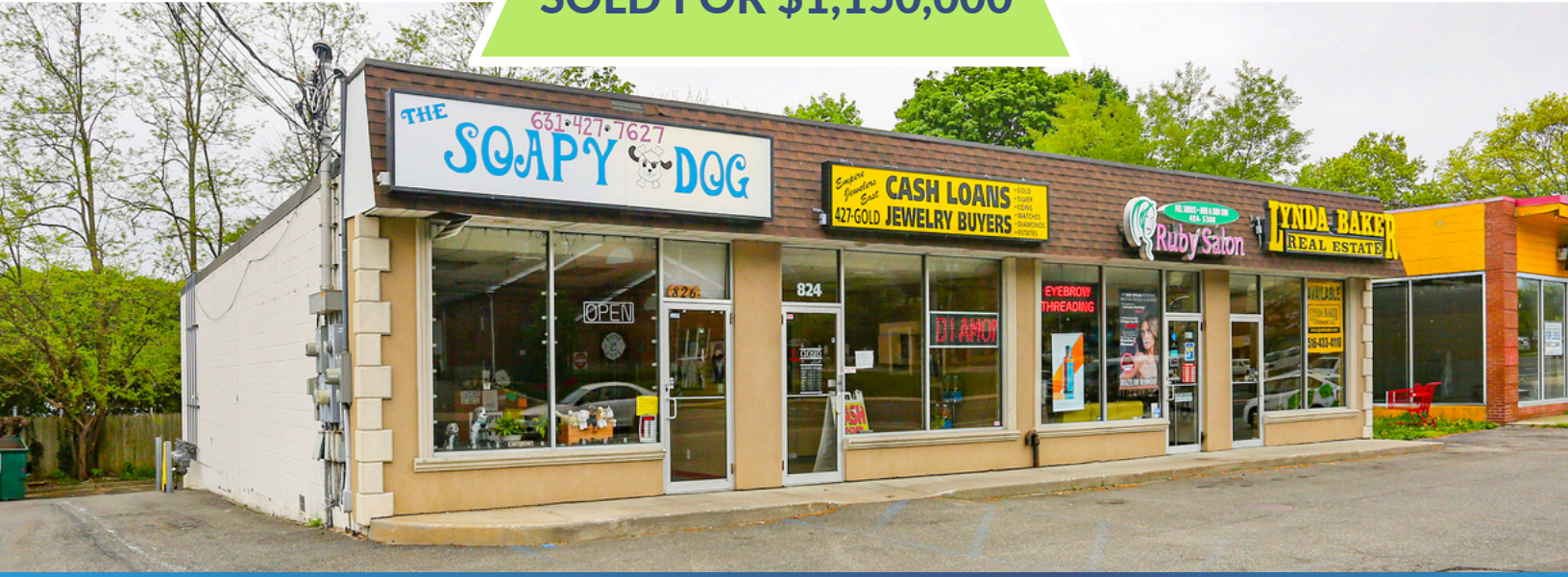


'820 PLAZA' RETAIL STRIP CENTER

SOLD FOR \$1,150,000



820-826 E Jericho Tpke, Dix Hills, NY 11746

CHALLENGE:

American Investment Properties was exclusively retained to sell '820 Plaza' located at 820-826 E Jericho Tpke in Dix Hills, New York. The retail strip totals 4,300 square feet and is located near the Walt Whitman Shopping Mall.

The building was 75% leased. We knew we had to find a savvy investor with ambition to lease-up the vacant space.

ACTION:

Once we obtained a signed exclusive right-to-sell agreement, our team quickly brought the asset on the market for sale. Our exposure efforts included email marketing, social media, and online listing advertisements.

Our sales associates also presented this offering to their buyer pool and existing relationships.

The team effort resulted in over 36,000 total views and over 290 buyers viewing the property information online.

Our President, Ron Koenigsberg, advised the seller on the best terms to accept. The best offer came from a Nassau County-based real estate investor who is also a repeat customer of American Investment Properties.

RESULT:

The seller accepted the \$1,150,000 all-cash offer. Ron Koenigsberg successfully represented both the buyer and the seller in this transaction.

Price: \$1,150,000 / PSF: \$267

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

They are confidential and complimentary.

Call 516-393-2300.

Ron Koenigsberg, CCIM





RON KOENIGSBERG
President

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Office: 516-393-2300

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.