

American Investment Properties Success Story

BALDWIN OFFICE BUILDING

SOLD FOR \$1,350,000



2322 Grand Ave, Baldwin, NY 11510

CHALLENGE:

This office building is composed of five units and was majority vacant at the time of sale. We knew this property would be ideal for an owner-user.

We initially marketed this building at an asking price of \$1,500,000 which presented a PSF of \$312. The market average price per square foot suggested around \$200 PSF. This was initially a challenge for us because we were offering this building at a much higher PSF.

ACTION:

We quickly brought this property to the market. The team effort resulted in over 25,000 total views and over 100 buyers viewing the property information online.

Dawn frequently communicated any updates with the seller.

Within just a few short weeks after we began advertising this property, we found the ideal buyer who showed extreme interest in the property. Dawn remained attentive to the seller's needs and successfully got the transaction closed.

RESULT:

The office property sold for \$1,350,000. Dawn Assael Gingold of American Investment Properties represented both the seller and the buyer. The deal was successfully closed at a price per square foot of \$281.

SALE DETAILS:

Sale Price: \$1,350,000
Price PSF: \$281



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.