

# OFFICE BUILDING IN KINGS PARK

**SOLD FOR \$690,000**



121 Pulaski Rd, Kings Park, NY 11754

## CHALLENGE:

American Investment Properties was retained to sell the office building located at 121 Pulaski Rd, Kings Park, NY. The office building is composed of 4,700 square feet and is located near the Sunken Meadow State Pkwy.

A challenge with this property was the parking. There are on-site parking spaces, however, there was an unrecorded shared parking lot arrangement made with Dunkin' Donuts. The building has 5 units and is most ideal for an owner-user looking to expand his/her portfolio. Our task was to find a buyer that saw potential in this location.

## 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 49,100 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 office property sold for \$690,000. American Investment Properties successfully represented both the seller and the buyer.



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**  
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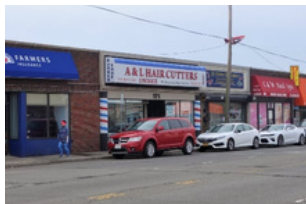
**Office Building**  
New Hyde Park, NY

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.