

# MIXED-USE BUILDING IN LYNBROOK

SOLD FOR \$2,300,000



393 Sunrise Hwy, Lynbrook, NY 11563

## CHALLENGE:

This mixed-use building is composed of three retail units and five office units.

A challenge we faced while trying to sell this property was we obtained the listing with the property being 88% occupied. Shortly after, another vacancy arose.

Another challenge for us was this property doesn't provide on-site parking.

## ACTION:

We quickly brought this property to the market. The team effort resulted in over 45,100 total views and just under 200 buyers viewing the property information online.

Dawn frequently communicated any updates with the seller.

We were able to attract 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 mixed-use building sold for \$2,300,000. The deal was successfully closed at a price per square foot of \$232.



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.