

# RETAIL BUILDING IN LYNBROOK

SOLD FOR \$775,000



201-203 Sunrise Hwy, Lynbrook, NY 11563

## CHALLENGE:

The retail building was fully occupied at the time of sale. The long leases of the current tenants meant that we had to target our marketing towards investors who were seeking a value add deal, not an owner-user deal.

A challenge with this property is that although it has great visibility on Sunrise Hwy, the property does not have any on-site parking.

## ACTION:

We quickly brought this property to the market. The team effort resulted in over 62,370 total views and over 200 buyers viewing the property information online.

Our sales associate, Dawn Gingold, showed the property to numerous buyers and was available at all times to fulfill the incoming listing activity.

Gingold frequently communicated to the seller any updates. She notified the seller of how many views the listing received, the potential buyers, and advised throughout the multiple incoming offers. Dawn remained attentive to the seller's needs and successfully got the transaction closed.

## RESULT:

The retail property sold at \$775,000. Dawn Gingold of American Investment Properties represented both sides of this transaction. We successfully closed the deal at \$256 price per square foot.

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

They are confidential and complimentary.

Call 516-393-2300.

*Dawn Assael Gingold, Associate*



# American Investment Properties Success Story



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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.

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