

American Investment Properties Success Story

STRIP CENTER IN SAYVILLE, NY

SOLD FOR \$5,300,000



4830-4848 Sunrise Hwy, Sayville, NY 11782

CHALLENGE:

A challenge we faced with this property was that although the strip center was fully-occupied, it is located on the Sunrise Hwy service road instead of directly on Sunrise Hwy.

Additionally, the tenants were paying below market rents.

Our task was to find a buyer that saw potential in this location and who was seeking an investment.

ACTION:

The seller signed our exclusive right-to-sell agreement which allowed us full marketing rights to the listing. Visibility and exposure are key to bringing buyer activity to our real estate listings.

Our marketing efforts resulted in over 57,860 total views and 228 buyers that interacted with the listing.

Our President, Ron Koenigsberg remained readily accessible to answer any questions the buyers had and frequently spoke with the seller regarding any listing updates.

Through our marketing efforts, we attracted the ideal buyer for this property. This is the purchaser's first strip center acquisition.

RESULT:

The buyer presented an all cash offer of \$5,300,000 that was accepted by the seller. This strip center sold at \$238 price per square foot. Ron Koenigsberg represented the seller on this sale.

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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



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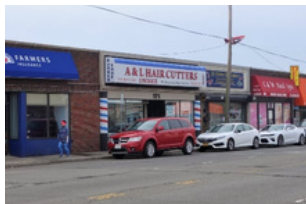
Office Building
New Hyde Park, NY

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.