

RETAIL BUILDING IN VALLEY STREAM

SOLD FOR \$1,180,000



104 E Merrick Rd, Valley Stream, NY 11580

CHALLENGE:

A challenge we faced with selling this property was that the building was 67% occupied at the time of sale. The current tenants at this property are on long term leases which meant we had to target our marketing efforts towards investors seeking a value add deal in addition to having the opportunity to lease-up the vacant space.

ACTION:

We quickly brought this property to the market. The team effort resulted in over 43,970 total views and 185 buyers viewing the property information online.

Our sales associate, Dawn Gingold, frequently communicated to the seller any updates. She showed the property to numerous potential buyers and stayed attentive to all of the incoming listing activity.

Our team advised the seller on the best terms to accept based on his real estate goals. Through our various marketing efforts, we were able to attract the ideal buyer for this property.

RESULT:

The retail building sold at \$1,180,000. Dawn Gingold of American Investment Properties represented both sides of this transaction. We successfully closed the deal at \$379 price per square foot and a projected cap rate of 6.72%.



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.