

WAREHOUSE BUILDING IN VALLEY STREAM

SOLD FOR \$2,740,000



803 W Merrick Rd, Valley Stream, NY 11580

CHALLENGE:

A major challenge we faced while trying to sell this property was that there was a long-term tenant (Barry's My Carpet) in place at the building. The task was to deliver the property vacant which meant we had to transition this long-term tenant out.

Additionally, with the current financial climate, there were some financial challenges.

Lastly, we experienced a much longer due diligence period than originally expected.

ACTION:

Exposure of our properties is crucial to bringing interested buyers to our real estate listings. We quickly began increasing our marketing efforts and brought this property to the market. The visibility of the property on the market resulted in over 40,540 total views and over 190 potential buyers interacting with the listing.

Our sales associate, Dawn Gingold, answered all of the buyers' questions and frequently spoke with the seller regarding any updates. Throughout the entire process, Dawn remained observant of all of the seller's needs and our frequent communication encouraged the seller that we were working on achieving the best sale terms for them.

Through our marketing efforts, we were able to attract the ideal buyer for the property.

RESULT:

The buyer presented an offer that was accepted by the seller. The industrial building sold at \$215.75 price per square foot. The seller was especially grateful to Dawn for all of her efforts during this selling experience.

Sale Details:

Sale Price: \$2,740,000
Price PSF: \$215.75



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
300 Garden City Plaza, Suite 150
Garden City, NY 11530

Contact
Office: 516-393-2300
Email: ron@aiprops.com
Web: www.aiprops.com





RON KOENIGSBERG
President

Email: ron@aiprops.com
Cell: 516-993-7252
Office: 516-393-2300
Web: www.aiprops.com



DAWN ASSAEL GINGOLD
Sales Associate

Email: dawn@aiprops.com
Cell: 917-696-3630
Office: 516-393-2300
Web: www.aiprops.com

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.