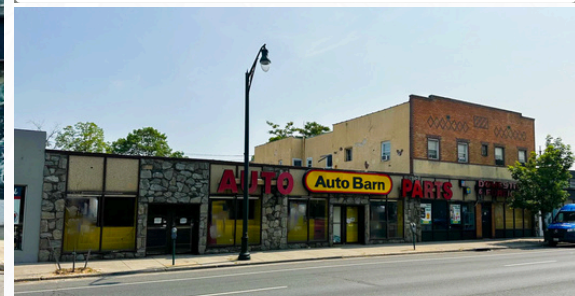


MIXED-USE BUILDING IN LYNBROOK, NY

SOLD FOR \$1,375,000



315-321 Sunrise Hwy, Lynbrook, NY 11563

CHALLENGE:

There were a few challenges that we faced when marketing this sale.

Our first challenge with the sale of this building was to understand that a competitor had the exclusive listing for a full year prior and was not successful in selling the building.

Secondly, a 11,800 square-foot mixed-use property like this typically has a parking lot for 30 or 40 cars. This property does not have a parking lot and just has on-street parking. No parking represented a big challenge for the sale of this property.

Lastly, another challenge with this property is that it is old and needs work both on roof and with the structure. The property taxes of over \$76,000 per year also posed a challenge.

ACTION:

The seller signed our exclusive listing agreement. This enabled us to deliver the sale offering to our thousands of email contacts and advertise the property online among other strategic initiatives.

We focused on the key highlights of this property including the high traffic counts of over 49,000 cars per day on Sunrise Hwy, the attached garage behind the building, the vast frontage, and the proximity of the property to other various neighborhood retail spaces and amenities.

Our online marketing resulted in over 55,820 total views of the listing and over 550 buyers engaging with the online information. With hard work and dedication, we were able to secure the ideal buyer for this property who happens to be a previous client of ours.

RESULT:

Our President, Ron Koenigsberg, sold the property for \$1,375,000 at a price per square foot of \$116. As a result of our hard work, we outperformed the market expectations.

The buyer has plans to open up the front of the building and divide the stores into 4 separate rentable units.



Contact us for a broker price opinion on your commercial real estate.

They're confidential and complementary!





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MORE BROKERED DEALS



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.