

MEDICAL OFFICE BUILDING IN UNIONDALE, NY

SOLD FOR \$810,000



492 JERUSALEM AVE, UNIONDALE, NY 11553

CHALLENGE:

American Investment Properties was retained to sell the vacant medical office building located on Jerusalem Ave, Uniondale, NY. The building totaled 6,500 square-feet of space.

The primary challenge with selling this property was the condition of it. The building had been vacant for over three years, resulting in a leaking roof and severe disrepair. Furthermore, the property had limited parking, making it less attractive. Despite previously being listed with the largest commercial real estate brokerage company globally, the property remained unsold, adding to the complexity of the assignment.

ACTION:

Visibility and the proper exposure of this property was key to achieving interest on this listing. The advertising of this property on the market resulted in over 66,950 total combined views from potential buyers.

We worked diligently to identify and engage the right buyer. Our team understood that finding the ideal purchaser for such a challenging property required an aggressive and strategic approach.

RESULT:

AIP successfully sold the property for \$810,000 to an all-cash buyer and user. Our dedication to the assignment, coupled with our expert marketing tactics, enabled us to overcome the challenges that had stalled the sale for years.

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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



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

INVESTMENT PROPERTIES
AMERICAN



RON KOENIGSBERG
President

Email: ron@aiprops.com

Cell: 516-993-7252

Office: 516-393-2300

Web: www.aiprops.com



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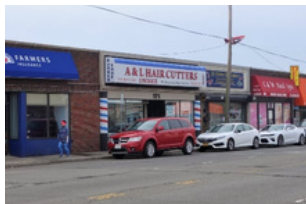
Office Building
New Hyde Park, NY

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.