

# American Investment Properties Success Story

## SYOSSET OFFICE BUILDING

**SOLD FOR \$1,750,000**



**20 Miller Pl, Syosset, NY 11791**

### **CHALLENGE:**

Initially, the building had a tenant occupying the basement but shortly after we received the exclusive rights to sell, the tenant moved out. This was a challenge because ideally we had to target our marketing towards not only investors who were seeking a value add deal but also potentially an owner-user deal.

### **ACTION:**

From the moment our team received the exclusive right-to-sell agreement, we quickly brought the property to the market. The team effort resulted in over 101,700 total views and over 230 buyers viewing the property information online.

Our sales associate, Dawn Gingold, showed the property to numerous buyers and was available at all times to fulfill the incoming listing activity.

Dawn frequently communicated to the seller any updates. She notified the seller of how many views the listing received, the potential buyers, and advised throughout the multiple incoming offers. Throughout the process, Dawn remained attentive to the seller's needs and successfully got the transaction closed.

### **RESULT:**

The office property sold at \$1,750,000 all cash. The tenant occupying the first floor ended up purchasing the property and plans to remain in their space as well as move into the basement space. Dawn Gingold of American Investment Properties successfully represented both sides of the transaction.

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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



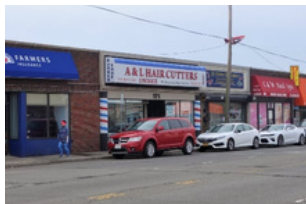
**Office Building**  
New Hyde Park, NY

Sold For:  
\$4,500,000



**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.