

# OFFICE BUILDING IN HEWLETT, NY

**SOLD FOR \$1,450,000**



**1512 BROADWAY, HEWLETT, NY 11557**

## CHALLENGE:

American Investment Properties was exclusively retained to sell the office building located at 1512 Broadway in Hewlett, New York.

A challenge we faced when selling this property was that the building was going to be delivered vacant at sale. We knew we had to find a savvy owner-user with ambition to lease-up this vacant one-story office building.

## 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 30,000 total views and over 100 buyers viewing the property information online.

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

Gingold 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. Dawn remained attentive to the seller's needs and successfully got the transaction closed at \$50,000 over the asking price.

## RESULT:

The office property sold at \$1,450,000. Dawn Gingold of American Investment Properties successfully represented both sides of the transaction. The deal closed at a price per square foot of \$386.



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.