



American Investment Properties handles \$981,000 land sale

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Merrick, NY Ron Koenigsberg, president of American Investment Properties, completed the sale of a .53 acre site. The purchase price was \$981,000.

This deal consisted of 15,600 s/f of vacant commercial land on 1808 Sunrise Highway. But also consisted of 7,500 s/f of residential land with a tear down house on 55 Lansdowne Ave., right behind the vacant land. The commercial land sits right between a car wash and an hotel/inn. Traffic counts for the land were over 48,000 vehicles per day.

The seller was Mater Dolorosa Ltd / 55 Lansdowne Avenue Realty Corp. The buyer was AJM RE, LLC.

As the exclusive brokers, American Investment Properties marketed the commercial land, and within days of listing the property, had multiple offers. The site had an accepted offer within 10 days of marketing.

American Investment Properties faced some challenges in this sale due to title and environmental issues. They worked with both environmental and title professionals to ensure the deal moved forward. By understanding the environmental report and attention to details, they were able to find common ground and a fair compromise for both sides. All parties worked together to ensure this deal was a success.

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