



Koenigsberg of American Investment Properties brokers \$9.6 million sale of 35,350 s/f building

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Ron Koenigsberg of American Investment Properties has brokered the \$9.6 million sale of the former home of Long Island radio station WLIR located at 1103 Stewart Ave. The 35,350 s/f office building sold for \$271.57 per s/f.

Tenants include Long Island Center of Digestive Health as well as many medical and professional practices. The property is located directly off of the Meadowbrook Pwy. on Stewart Ave. With front exposure on the intersection of Stewart Ave. and exit M3, it features great accessibility and stands as one of L.I.'s most prominent office towers. The seller is a local owner who turned over the deed to a Suffolk County owner and developer.

Koenigsberg, president of American Investment Properties, represented both the buyer and the seller. Koenigsberg also worked closely with the lending institutions in closing this deal.

"We are a united force that has developed an expertise in a specific field. We exclusively handle commercial properties and have fostered many trustworthy relationships in this community," he said.

This sale demonstrates the real estate market's ascend back to stability after a prolonged hiatus. American Investment Properties prides itself on producing the best possible atmosphere for negotiation despite the economic climate. Having a seasoned real estate broker has proven to be crucial for the countless of satisfied American clients. Ingenuity in the brokerage aspect of a sale ensures productivity in any real estate venture.

Successfully matching the right buyer and seller takes years of experience and knowledge. With its aggressive and competitive buyers, expertise and commitment to the sale of commercial real estate, American Investment Properties prevails as the leader in commercial real estate on Long Island.

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