

For Lease: Office Building in Massapequa, NY - \$36.35/PSF



OFFERING MEMORANDUM

675 Broadway
Massapequa, NY 11758

Ron Koenigsberg
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OFFERING SUMMARY

ADDRESS	675 Broadway Massapequa NY 11758
COUNTY	Nassau
BUILDING SF	3,962 SF
LAND ACRES	0.20
LAND SF	8,920 SF
YEAR BUILT	1949

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	18,625	171,300	372,050
2026 Median HH Income	\$157,618	\$155,235	\$150,659
2026 Average HH Income	\$190,473	\$184,573	\$180,321

Investment Highlights

- Office Building For **Lease** Consisting of 3,962 SF
- Traffic Counts on Broadway: 19,184 Cars Per Day
- 54 ft of Frontage on Broadway
- Located Under 1 Mile from the Massapequa LIRR Train Station

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
	675 Broadway	3,962	100.00%				\$12,000	\$3.03	\$144,000	\$36.35			Entire Building
Totals:		3,962					\$12,000		\$144,000				

PROPERTY FEATURES

BUILDING SF	3,962
LAND SF	8,920
LAND ACRES	0.20
YEAR BUILT	1949
# OF PARCELS	1
ZONING TYPE	NB
BUILDING CLASS	C
LOCATION CLASS	Suburban
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TRAFFIC COUNTS	19,184





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PERAZDA ASSOCIATES
SOCIAL SECURITY DISABILITY BENEFITS
MEDICAL CONSULTATION
HEALTH CONNECTED BY BENEVOLENCE



American Investment Properties (AIP) Inc., was founded on July 4, 2001, by Ron Koenigsberg. AIP 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 CRE community.

Whether buying or selling commercial real estate, AIP brings customized strategies and insights to its client's unique needs creating a flawless execution of even the most complex transactions. These transactions include: 1031 exchanges, property analysis, distressed asset dispositions and more.

AIP not only provides skilled experience and extensive buyer reach, but also strong relationships with industry leaders, attorneys, lenders, and environmental professionals. AIP brings forth an extensive background in the financial, accounting, and tax aspects of commercial real estate, as well as an insider's perspective on property values and other local market trends and conditions.

With a singular commitment to your objectives, the AIP team dedicates all energies and resources to helping business owners and investors successfully navigate the unique challenges and opportunities of the Long Island commercial real estate market.

AIP's tireless efforts on your behalf ensure the best possible return on your investment and the smoothest path to your goals. At American Investment Properties, we don't just ensure commercial real estate profits; we optimize commercial real estate profits.



- Call: 516.393.2300
- Fax: 516-390-5780
- Visit: aipcommercialrealestate.com

Address:
300 Garden City Plaza #150
Garden City, NY 11530





Ron Koenigsberg
President

Ron Koenigsberg's passion for real estate grew out of the childhood experience of watching his father survey buildings and construction sites.

Armed with a BS in accounting from American University's Kogod Business School, Ron joined Arthur Andersen in the late 1980s when it was one of the "Big 5" accounting firms..

Ron went on to earn a master's degree in real estate and development from New York University's Real Estate Institute. He then started working in the New York office of Japanese insurance giant Chiyoda Life as head of its real estate acquisition department.

His next move, to a position as Senior Vice President of a Long Island-based commercial brokerage firm, enabled him to apply the knowledge he'd gained at Chiyoda to the Long Island market.

Ron then achieved his proudest accomplishment to date: founding the fastest-growing commercial real estate firm in Long Island: American Investment Properties. The firm's widespread reputation for excellence reflects the wisdom of Ron's approach to doing business.

Ron has received the honor of being a CCIM. Awarded by CCIM Institute, a CCIM (Certified Commercial Investment Member) is a recognized expert in the commercial and investment real estate industry.

Ron has also been awarded the 2017 Commercial Broker of the Year award by the Long Island Business News.



Dawn Assael Gingold
Investment Sales Associate

Dawn Assael Gingold is an investment sales associate at American Investment Properties (AIP). Dawn was raised in Hewlett, Long Island, and is an alumni of Boston's Northeastern University.

Gingold brings over 12 years of residential and commercial real estate experience to American Investment Properties (AIP). Her experience adds a unique perspective on property financial analysis and bringing transactions to the closing table.

Dawn is not only passionate about commercial real estate, but also loves fostering strong client relationships. With her extensive background, market knowledge, and professionalism – Dawn is a huge asset to the team at American Investment Properties.

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Exclusively Marketed by:



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