

Two-building Plainview office-flex portfolio trades for \$8.25M

AJM Real Estate and Burman Real Estate purchased a two-building office-flex portfolio in Plainview for \$8.25 million. The properties are mostly leased to office and medical tenants.

DAVID WINZELBERG // October 1, 2026 // ⌚ 2 Minute Read

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101 and 131 Sunnyside Blvd. in Plainview. / Courtesy of Douglas Elliman Commercial

THE BLUEPRINT:

- AJM and Burman acquire two buildings in Plainview
- Portfolio totals 63,900 square feet on Sunnyside Boulevard
- Properties 92 percent occupied by office and medical tenants
- Sale price reflects an approximate 8.5 percent cap rate

Two office/flex properties in Plainview have sold for \$8.25 million.

A joint venture of AJM Real Estate and Burman Real Estate acquired the 47,500-square-foot building on 3.39 acres at 131 Sunnyside Blvd. and the adjacent 16,400-square-foot building on 1.87 acres at 101 Sunnyside Blvd.

The properties are about 92 percent occupied by a mix of office and medical tenants, and the sale price equates to an approximate cap rate of 8.5 percent.

The buyers described the purchase as a value-driven acquisition with significant upside potential, citing the properties' location and proximity to the Long Island Expressway.

“This was an attractive value-add acquisition in a strong central Long Island location, with immediate access to the Long Island Expressway and meaningful upside potential,” Adam Mann, who heads AJM Real Estate, told LIBN. “It also reflects our broader growth strategy as we continue to expand our portfolio with well-located assets where we can acquire at a compelling basis and create additional value over time.”

Mann and Scott Burman, who heads Burman Real Estate, have recently been partnering on several Long Island projects, including the \$130 million condominium project dubbed The Bridge, bringing 101 residences in a nine-story building next to the Mineola Long Island Rail Road station. The two firms are also collaborating on a \$15.44 million project to turn a nearly century-old Mineola bank building into a mixed-use development with 28 apartments over about 3,000 square feet of ground-floor retail space. In addition, Burman and Mann are partners in the Shops on Broadway, a more than \$100 million redevelopment of the Broadway Commons mall in Hicksville into an open-air lifestyle center.

Michael Gronenthal of Douglas Elliman Commercial represented the buyer, as well as the seller, 101 Sunnyside LLC and 131 Sunnyside LLC, in the sales transaction.

“Nearly a year in the making, the sale of 101 and 131 Sunnyside Boulevard was a complex transaction with a lot of moving parts along the way,” Gronenthal told LIBN. “Getting a deal like this across the finish line takes persistence, creativity, and a commitment to finding solutions. I’m proud to have been part of the transaction and excited to see what the buyers have in store for the property and how it evolves under their ownership.”