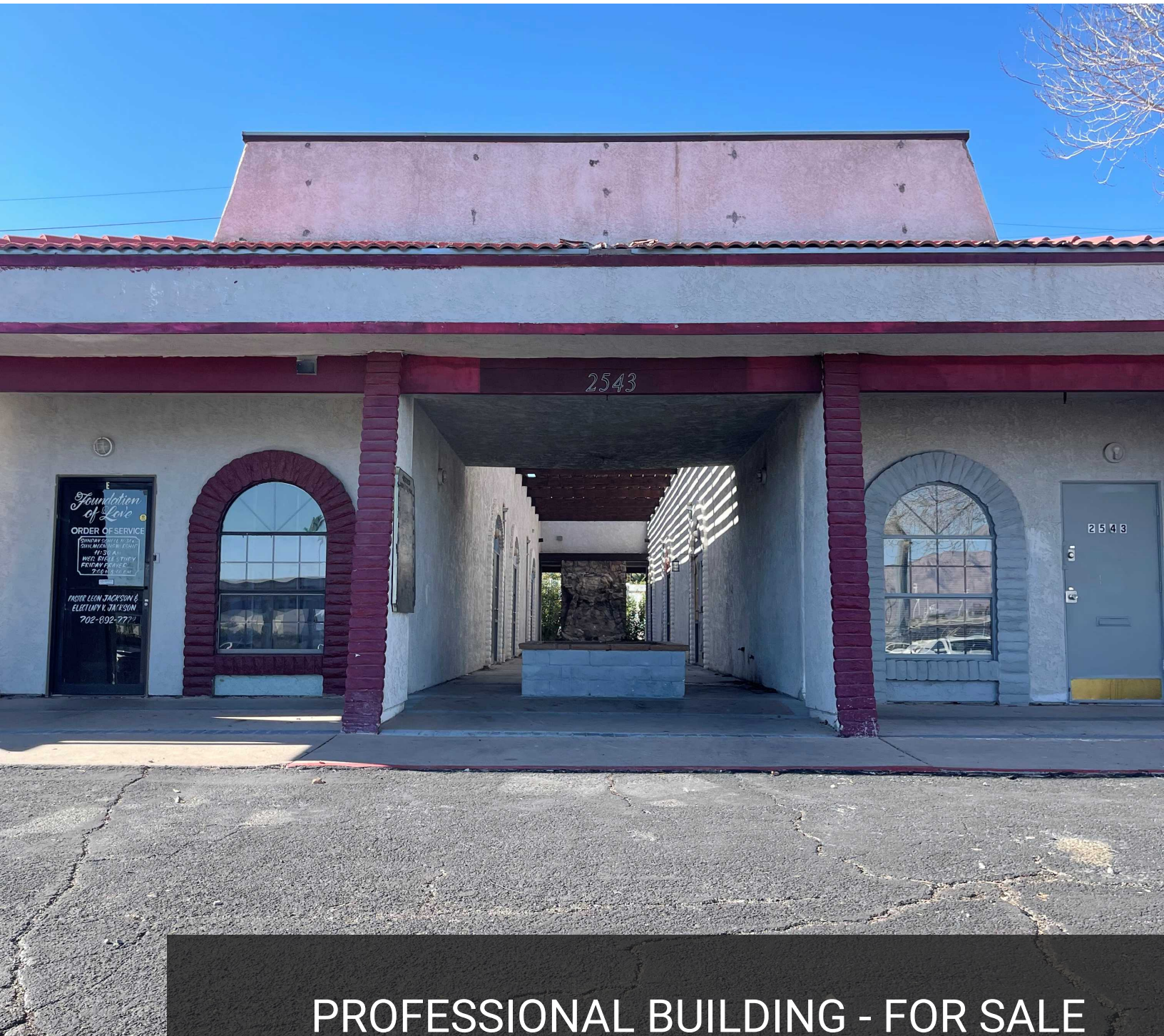


OFFICE/PROFESSIONAL BUILDING

BRUCE BUILDING II

2543 SOUTH BRUCE STREET, LAS VEGAS, NV 89169

kwVIP
KELLERWILLIAMS. REALTY



PROFESSIONAL BUILDING - FOR SALE

KELLER WILLIAMS VIP | KW COMMERCIAL

7501 Tule Springs Road, Suite 170
Las Vegas, NV 89131



Each Office Independently Owned and Operated

PRESENTED BY:

KIM HENRY

Commercial Real Estate Advisor

C: (702) 301-4275

kimhenry@kwcommercial.com

BS.0144445.LLC

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KIM HENRY
COMMERCIAL REAL ESTATE ADVISOR
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FOR SALE - OPPORTUNITY ZONE PROPERTY

2543 SOUTH BRUCE STREET



OFFERING SUMMARY

PRICE:	\$1,950,000
BUILDING SF:	14,688
PRICE / SF:	\$132.76
OCCUPANCY:	0%
FLOORS:	1
LOT SIZE:	0.68 acres
YEAR BUILT:	1983
BUILDING CLASS:	C
ZONING:	Commercial General (CG)
PARKING:	78 spaces
PARKING RATIO:	5.31

PROPERTY OVERVIEW

Located in***OPPORTUNITY ZONE***

Professional building for sale in the Central Eastside of Las Vegas, Nevada

Property address: 2543 S Bruce St, Las Vegas, NV 89169

Jurisdiction: CC Winchester

Stand alone buildings

Vacant property, excellent opportunity for owner user or investor

Total square footage currently divided into 5+ separate spaces or suites

Shared parking with adjacent medical clinic

Covered parking available

Large pylon sign in place with visibility from East Sahara



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PROPERTY PHOTOS

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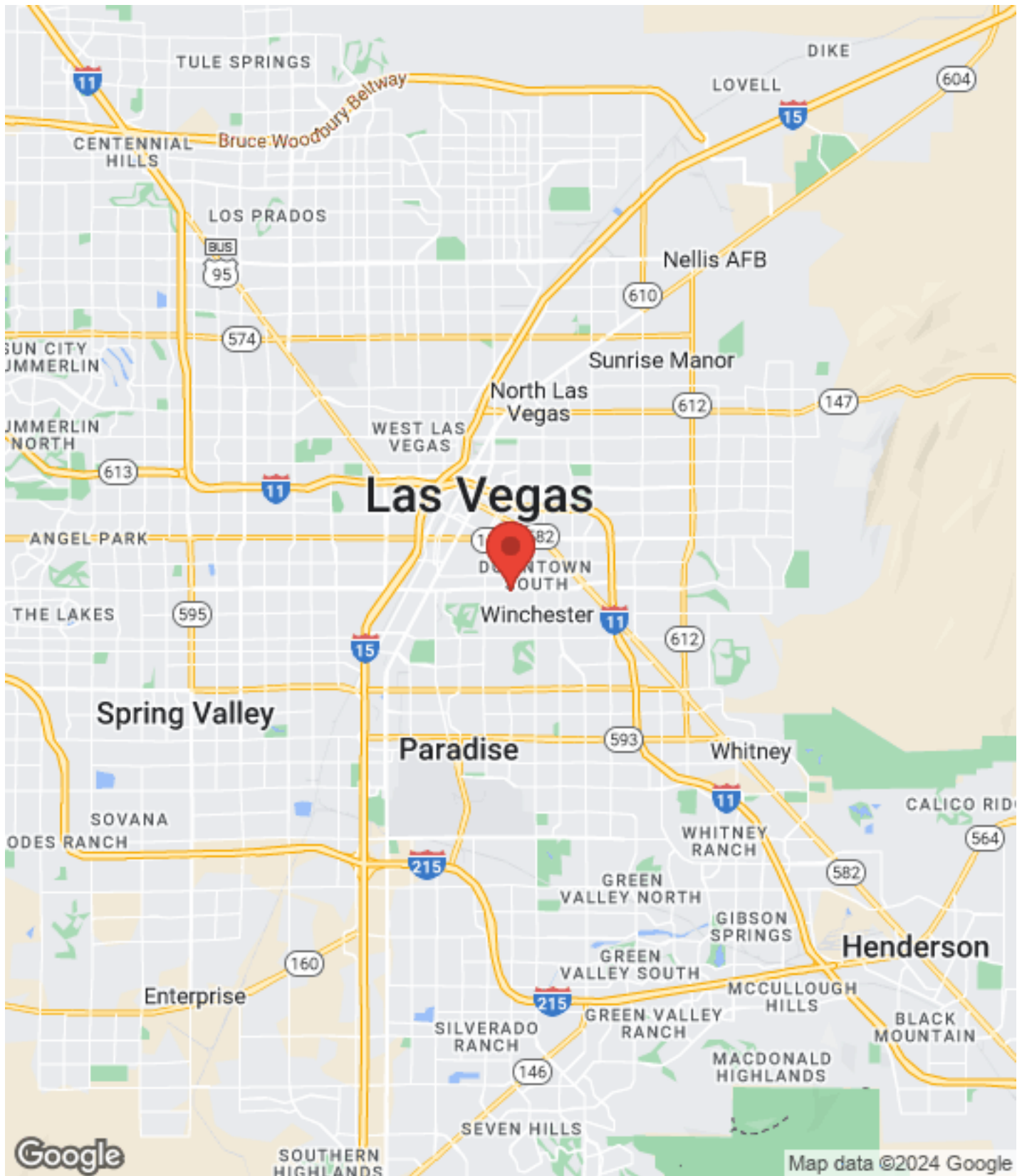
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REGIONAL MAP

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LOCATION MAPS

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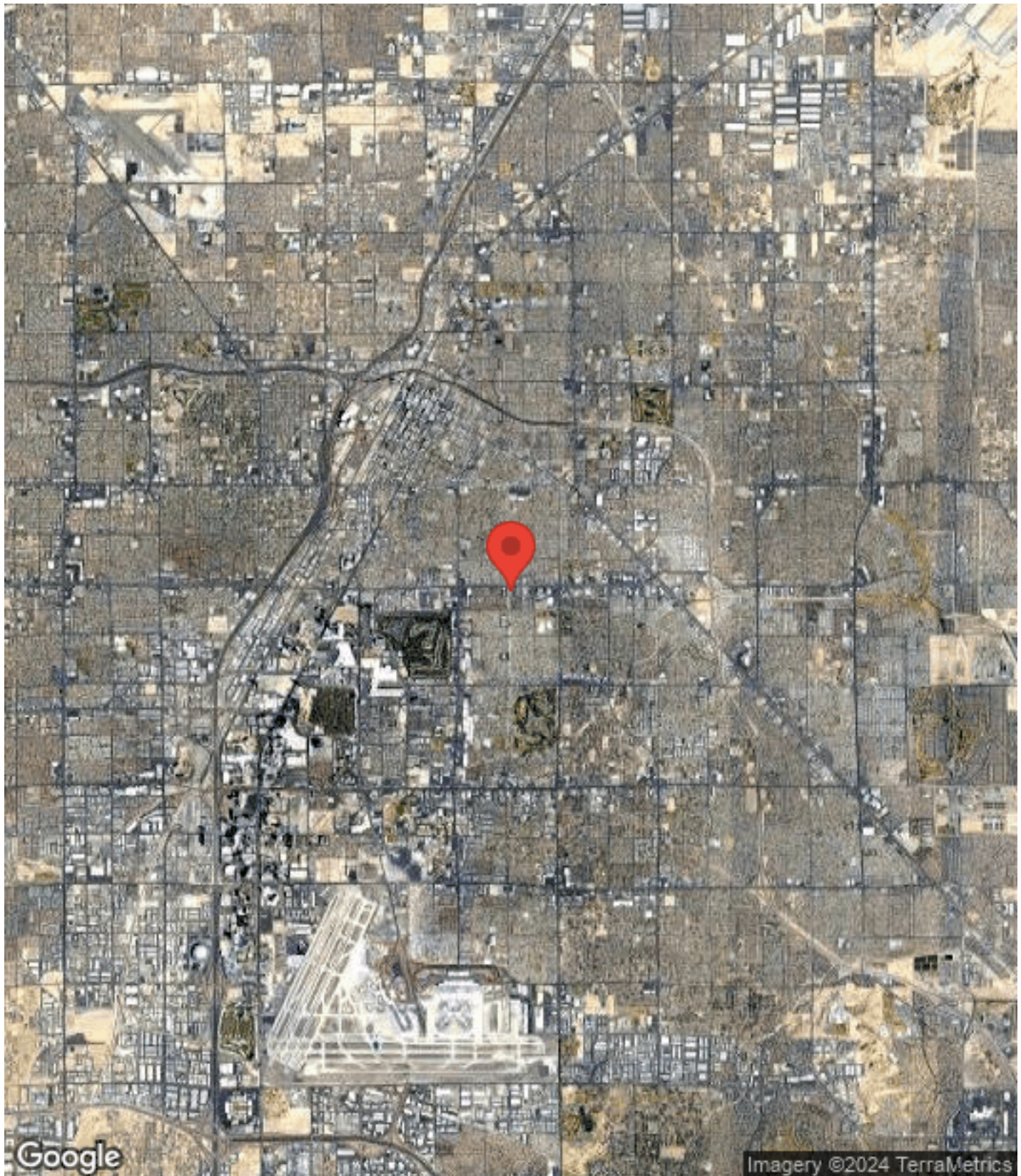
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AERIAL MAP

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DEMOGRAPHICS

2543 SOUTH BRUCE STREET



Population	1 Mile	3 Miles	5 Miles
Male	13,248	101,242	272,871
Female	13,973	96,935	270,795
Total Population	27,221	198,177	543,666

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,327	42,196	131,291
Ages 15-24	3,443	22,782	72,475
Ages 25-54	10,803	80,293	217,670
Ages 55-64	2,934	22,571	55,205
Ages 65+	3,714	30,335	67,025

Race	1 Mile	3 Miles	5 Miles
White	14,483	101,967	262,647
Black	1,825	21,599	63,568
Am In/AK Nat	119	959	2,025
Hawaiian	50	483	1,418
Hispanic	17,051	106,361	314,959
Multi-Racial	18,498	124,326	374,510

Income	1 Mile	3 Miles	5 Miles
Median	\$42,982	\$35,078	\$39,924
< \$15,000	1,336	14,701	29,851
\$15,000-\$24,999	1,269	12,437	27,795
\$25,000-\$34,999	1,613	11,515	27,615
\$35,000-\$49,999	1,339	12,068	31,459
\$50,000-\$74,999	2,113	13,101	36,892
\$75,000-\$99,999	690	5,435	17,433
\$100,000-\$149,999	794	3,828	11,501
\$150,000-\$199,999	184	1,340	3,529
> \$200,000	81	894	1,951

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,949	101,322	242,202
Occupied	9,636	80,176	195,090
Owner Occupied	4,114	26,539	79,342
Renter Occupied	5,522	53,637	115,748
Vacant	1,313	21,146	47,112

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DISCLAIMER

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