

Property Details

CONTROL: Exclusive VALUE: \$1,950,000
LOAN: \$0
EQUITY: \$1,950,000

TITLE: Value-Add Office Building For Sale
TYPE: Office Building
HAVE: Opportunity Zone. Commercial building in Central/Eastside Las Vegas, off of E Sahara. The building is 14,688 sf, split into two connecting buildings. Next to/sharing parking lot with a dialysis center. Plenty of parking.

WEBSITE URL: <https://www.crex.com/properties/1643607/nevada-bruce-building-ii>
ADDRESS: 2543 S Bruce Street, Las Vegas, Nevada
BENEFITS TO NEW OWNER: Opportunity zone, value-add property that has plenty of space for multiple businesses.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$11,647
NOI: \$-11,647
DEBT SERVICE: \$0
CASH FLOW: \$-11,647
CAP RATE: 0.00%

BENEFITS SOUGHT: Owner is open to opportunities. Owner lives in California.

MOTIVATION: Absentee owner.

CAN ADD: Possibly cash.

REMARKS: With Clark County's new zoning, Commercial General (CG) this location offers plenty of opportunities.

OWNER:

COUNSELOR: Kim Henry Phone: 702-301-4275
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