

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.
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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
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