

Property Details

CONTROL: Exclusive VALUE: \$1,500,000
LOAN: \$400,000
EQUITY: \$1,100,000

TITLE: Strip Mall - East Charleston, Las Vegas, NV
TYPE: Retail/Commercial
HAVE: Small strip mall in central eastside Las Vegas location. 6 units, with 1 unit currently vacant. This is an older area of Las Vegas, surrounding by low income apartments and automotive businesses.

WEBSITE URL: <https://www.crexi.com/properties/1643522/nevada-plaza-del-vegas>
ADDRESS: 3021 E Charleston Blvd, Las Vegas, Nevada
BENEFITS TO NEW OWNER: Las Vegas strip mall.

GROSS SCHEDULED INCOME: \$6,896 Actual
VACANCY LOSS: \$1,000
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$5,896
DEBT SERVICE: \$0
CASH FLOW: \$5,896
CAP RATE: 0.39%

BENEFITS SOUGHT: Owner is open to opportunities. Owner lives in California.
MOTIVATION: Owner finds it hard to manage a property long distance.
CAN ADD: Possibly cash.

REMARKS: Owner is open to opportunities in Southern Nevada or California. He likes properties that are less than \$100/sf and that leaves properties in C or D areas.

OWNER:

COUNSELOR: Kim Henry Phone: 702-301-4275
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