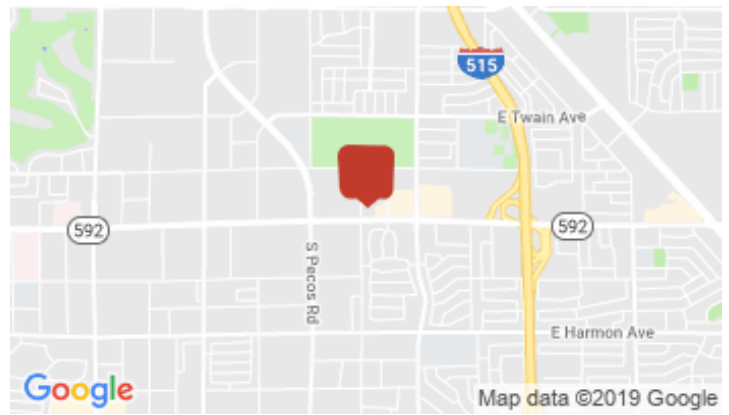


Subway Enterprise State Farm T-Mobile Mexican Venezuelan Food



3620 E Flamingo Rd, Las Vegas, NV 89121

Listing ID:	30204893
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Convenience Store, Day Care Facility
Gross Land Area:	2.22 Acres
Sale Price:	\$3,999,999
Unit Price:	\$144.08 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Las Vegas-Henderson-Paradise
County:	Clark
Tax ID/APN:	161-18-402-012
Zoning:	CLARK COUNTY C-2 GENERAL COMMERCIAL
Property Use Type:	Net Leased Investment (NNN), Investment
Gross Building Area:	27,763 SF
Building/Unit Size (RSF):	27,763 SF
Cap Rate:	4.25%
Property Visibility:	Excellent
Highway Access:	I-95
Tenancy:	Multiple Tenants
Year Built:	1986
Parking Ratio:	6 (per 1000 SF)



Overview/Comments

* 3620, 3650, 3654 E. Flamingo Rd. Las Vegas NV 89121 (S. Pecos / Sandhill) , * Four buildings, two parcels, about 38% leased, about 1.25% cap rate., * The Proforma cap rate is over 10% return on investment., * Only \$144.08 per square foot., * This 27,763' rentable square foot complex has 15 individual retail office units from 349'- 7,340'. * The complex usable square footage is 24,881'. , * Restaurant and several retail/office suites available for lease. , * 3620 E. Flamingo, 161-18-402-012, 1.11 acres, one single-story 13,405' rentable square foot retail office building. , * On the same parcel is a vacant freestanding restaurant building. , * New Mexican restaurant tenant at 3620 #3-5, * Several inline vacancies include a 1,118' shop available for lease. , * 3650 E. Flamingo, ...

More Information Online

<https://www.catylist.com//listing/30204893>

QR Code

Scan this image with your mobile device:



Property Contacts



Michael Hawkes

Great Bridge Properties
 702-642-4235 [M]
 702-642-4235 [O]
 702Michael@702Michael.com