



Commercial For Sale | Retail | Free Standing Building

1820 East Lake Mead Boulevard . North Las Vegas , NV 89030

For sale Carl’s Jr. shadow anchored neighborhood shopping center in Las Vegas, NV. For more information please contact the listing agent, Roy Fritz, Direct: 702-968-7322 Cell: 702-482-9675 RoyF@suncommercialre.com

Listing Info

Listing ID: 2236
Sold

For Sale

\$3,550,000

Posted: 03/26/2020 6:29 am | On HOMEiZ: 1497 days | Updated: 4 years ago | Views: 684

Listing Presented by

Location Map



Property Type

Property status	Sold
-----------------	------

Property Price

Asking Price	\$3550000
Last Sold Price	\$3550000
Last Sold Date	03/06/2020
Total Lot Size	1.91 Acres

Asking Price per Sq. Ft.	\$126
Total Building Size Sq. Ft.	28129
Commission Split %	Contact listing agent%
Cap Rate %	0%
Gross Annual Income	\$0
Net Operating Income	\$0
Gross Rent Multiplier	0.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	0.705%
Property tax total amount	\$25028

Property Location & Description

Listing Headline	For sale Carl's Jr. shadow anchored neighborhood shopping center in Las Vegas, NV.For more information please contact the listing agent, Roy Fritz, Direct: 702-968-7322 Cell: 702-482-9675 RoyF@suncommercialre.com
Property Description	This Property consists of a single-story multi-tenant retail center built in 1979, renovated in 2017 and totals +/- 28,129 square feet.
Location Description	The Property sits adjacent to Carl's Jr. (NAP) at the northwest signalized intersection at N. McDaniel Street & E. Lake Mead Boulevard. There are over 55,000 cars per day at the intersection of E. Lake Mead and N. Las Vegas Boulevard.
Occupancy %	41%

Construction Type	Brick Building
No. Stories	1
Year Built	1979
Overall Property Condition	Good
Highlights	True Value-Add Opportunity - 41% occupancy and all vacant spaces in second generation condition
	Below Replacement Cost - Price per square foot is well below replacement cost
	Strong Sub-Market - Surrounding retail centers are 91% occupied while The Square is 41% occupied

Sewer

Type of Sewer	Sewer System (Public)
---------------	-----------------------

Parking

Parking type	Assigned Parking Other
--------------	---------------------------

Investment Overview

Type of use	Investor
-------------	----------

Neighborhood lifestyle

Lifestyle	Urban Core
-----------	------------

More information

MLS URL of this listing to link to your own site or brokerage site	Not in MLS
--	------------

Disclaimer: Any information relating to a property referenced on HOMEiZ.com comes from the

listing provider who wishes to post a listing on HOMEiZ.com. The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. HOMEiZ does not verify the property information submitted in HOMEiZ.com and cannot guarantee the accuracy of the information. No warranties or representations are made of any kind. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

Copyright © 2016 HOMEiZ A Media Group LLC. All rights reserved. TOLL FREE 1-818-857-8255