



GRANITE COURT APARTMENTS

1638-1644 ATHOL AVE, HENDERSON, NV 89011
28 UNIT MULTIFAMILY INVESTMENT

EVAN ROARK

Broker

702-552-0123

evan@fosterlv.com

B.1000720

Foster Realty 

GRANITE COURT APARTMENTS



- \$4,600,000
- 28 UNITS
- 18 ONE BED UNITS
- 10 STUDIO UNITS
- ±20,000 SQUARE FEET
- ±.65 ACRE
- 20 UNITS BUILT IN 1988
- 8 UNITS BUILT IN 1956
- 3 PAID LAUNDRY ROOMS

INVESTMENT HIGHLIGHTS

- **Attractive \$164K/Unit Entry Price Point:** Offered at \$4,600,000 (\$164,286 per unit / ~\$230 per SF), presenting an accessible acquisition basis for a 28-unit multi-family asset in a prime Henderson location.
- **Significant Immediate Lease-Up & Value-Add Play:** Current 80.5% occupancy creates an immediate, highly actionable opportunity for a new buyer to stabilize operations, lease up vacant units, and drive NOI expansion.
- **High-Demand Workforce Unit Mix:** Ideal asset layout comprised of 18 One-Bedroom units and 10 Studio units across ±20,000 SF, catering directly to the submarket's dense workforce and affordable rental demand.
- **Turnkey Multi-Structure Compound with Multiple Laundry Facilities:** Features 20 units built in 1988 paired with 8 studio units built in 1956 across a 0.65-acre footprint, enhanced by 3 paid laundry rooms and storage units generating steady secondary income.



LOCATION HIGHLIGHTS

- **Transit-Oriented Corridor Positioning:** Situated directly along the \$184 million Reimagine Boulder Highway Project, which is introducing dedicated center-running Bus Rapid Transit (BRT) lanes and multimodal safety upgrades directly past the property.
- **Direct Proximity to the \$1.2B Union Village:** Located less than a mile from Henderson Hospital and the world's first master-planned integrated health village, serving as a premier workforce housing option for a massive medical employer base.
- **Minutes from the Thriving Water Street District:** Positioned just five minutes from Downtown Henderson's historic civic and dining core, which has experienced a 12% localized job increase driven by major mixed-use redevelopments like The Watermark.
- **Tax-Friendly Nevada Investment Climate:** Capitalizes on Nevada's highly favorable tax environment, featuring 0% state personal or corporate income tax to maximize after-tax yields for out-of-state capital.
- **Surrounded by Major High-Tech & Logistics Employers:** Strategically located near Henderson's premier corporate and industrial zones, which house major operations for Google's data center campus, Amazon's fulfillment center, and the Las Vegas Raiders Corporate Headquarters.
- **Strong Demographics & Rental Demand:** Situated in a highly desirable rental corridor within the 89011 ZIP code, backed by Henderson's status as one of the fastest-growing municipalities in the region.









DISCLAIMER

GRANITE COURT APARTMENTS

The information contained in this Offering Memorandum and Marketing Brochure (the “Materials”) is provided solely for informational purposes and is intended for qualified prospective purchasers who have demonstrated the financial capacity and experience to evaluate and acquire commercial real estate. These Materials are not intended to be, nor should they be construed as, an offer to sell, lease, or a solicitation of an offer to buy or lease the property described herein (the “Property”).

The information provided in these Materials, including but not limited to financial data, projections, square footage measurements, floor plans, site plans, demographics, market data, and any other information, has been obtained from sources believed to be reliable. However, neither the owner of the Property (the “Owner”) nor the undersigned broker(s) (the “Broker”) have made any independent investigation or verification of such information and make no representations or warranties, express or implied, as to its accuracy, completeness, or suitability for any purpose. Any projections, opinions, assumptions, or estimates contained herein are for illustrative purposes only and may not represent actual or future performance. Real estate investment is inherently risky, and past performance is not indicative of future results.

Prospective purchasers are strongly advised to conduct their own independent due diligence and investigation of the Property and all matters relating thereto. This includes, but is not limited to:

- **Physical Inspection:** Inspecting the Property and all improvements thereon, including structural, mechanical, electrical, plumbing, and environmental conditions.
- **Financial Analysis:** Reviewing and verifying all financial information, including income, expenses, operating history, and projections.
- **Legal Review:** Consulting with legal counsel to review all relevant documents, including title reports, leases, easements, and zoning regulations.
- **Market Analysis:** Conducting independent market research to assess the competitive landscape, rental rates, and future development potential.
- **Engineering and Environmental Studies:** Obtaining independent engineering and environmental assessments of the Property.

Neither the Owner nor the Broker makes any representations or warranties whatsoever regarding the condition of the Property, its suitability for any particular use, or the accuracy or completeness of any information contained in these Materials. No liability whatsoever is accepted by the Owner or the Broker for any errors, omissions, or misstatements contained herein, or for any reliance placed thereon.

The Broker is acting solely as a transactional broker representing the Owner and is not acting as a financial advisor or legal counsel to any prospective purchaser. The Broker shall not be liable for any costs or expenses incurred by any prospective purchaser in connection with its due diligence or evaluation of the Property. By accepting these Materials, the recipient acknowledges and agrees to the terms of this disclaimer and agrees to indemnify and hold harmless the Owner and the Broker from any and all claims, liabilities, damages, or expenses arising out of or related to the use of these Materials or any reliance on the information contained herein.

This disclaimer shall be governed by and construed in accordance with the laws of the State of Nevada.

This is not an offer to sell or lease. Any such offer may only be made pursuant to a definitive written agreement executed by the Owner and a prospective purchaser or tenant.



GRANITE COURT APARTMENTS

1638-1644 ATHOL AVE, HENDERSON, NV 89011

28 UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

For more information contact:

Evan Roark

Broker License# B.1000720

702-552-0123

