

**FOR SALE**



**±1,220 SF LIVE-WORK | OFFICE | WAREHOUSE CONDO**

**709 YUCCA STREET, UNIT F**

**BOULDER CITY, NV 89005**

**TRAVIS NOACK**

(702) 470-0786

TNoack@rcadvs.com

*NV-RE License: BS.0178655*

**KIMBERLY NOACK-SUMMERS**

(702) 470-0787

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*NV-RE License: BS.0144853*

**WARREN NOACK**

(310) 739-5545

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REALCOMM ADVISORS | 770 E. Warm Springs Road, Suite 120, Las Vegas, NV 89119 | (702) 515-1010 | www.rcadvs.com



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Prime Opportunity to Own a Small Live/Work Condo in Boulder City, NV. The 1,220 SF Condo Unit Offers Upstairs Living Quarters that have been Completely Remodeled w/ High-End Finishes & Features a One (1) Bedroom, One (1) Bath Apartment w/ a Full Kitchen, Living Room, Dining Area, and Laundry Closet. The Downstairs has been Freshly Painted & Features an Office/Live Work Space, a Half Bath, Large Open Warehouse, and an Automatic Grade Level Loading Door.



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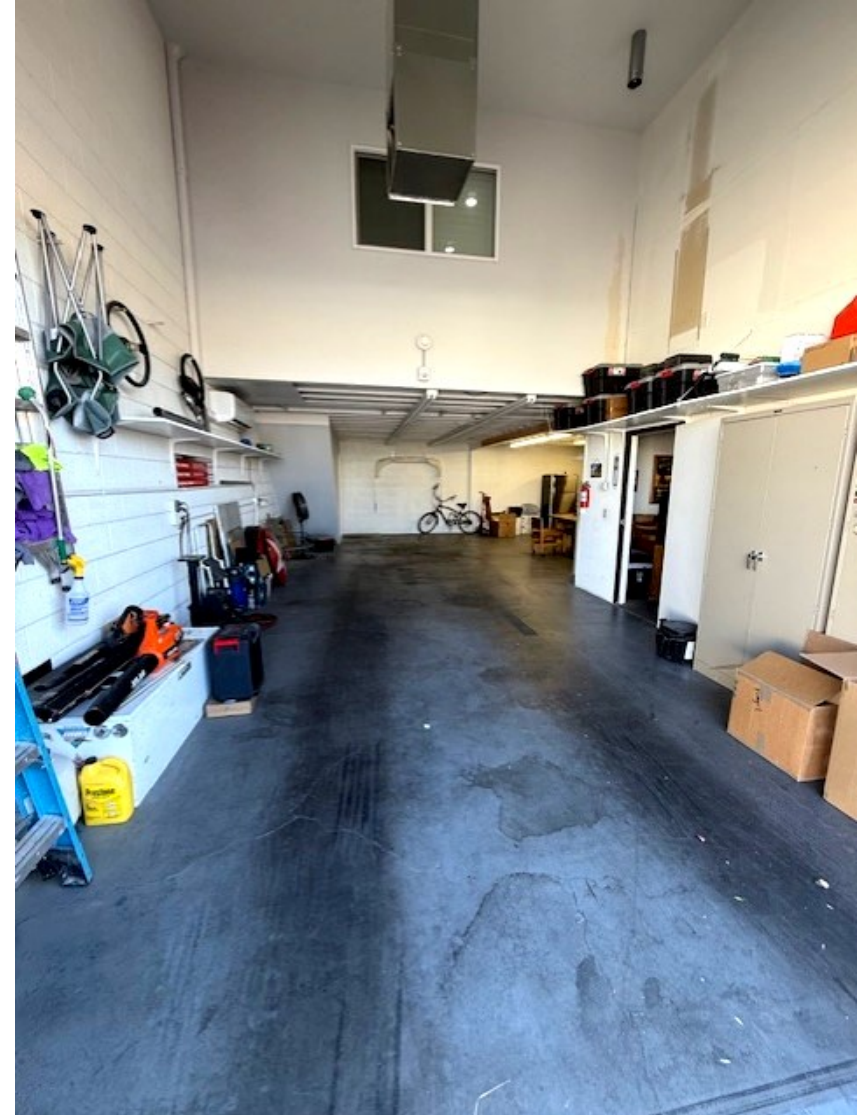


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**FOR SALE**

The Upstairs Apartment Features a Separate Entrance & is Currently Rented on a Month-to-Month Basis for \$1,200/Month. Tenant can remain at COE or Vacate with 30-Days Notice.

**PURCHASE PRICE: \$479,500 (\$393.03/PSF)**



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