

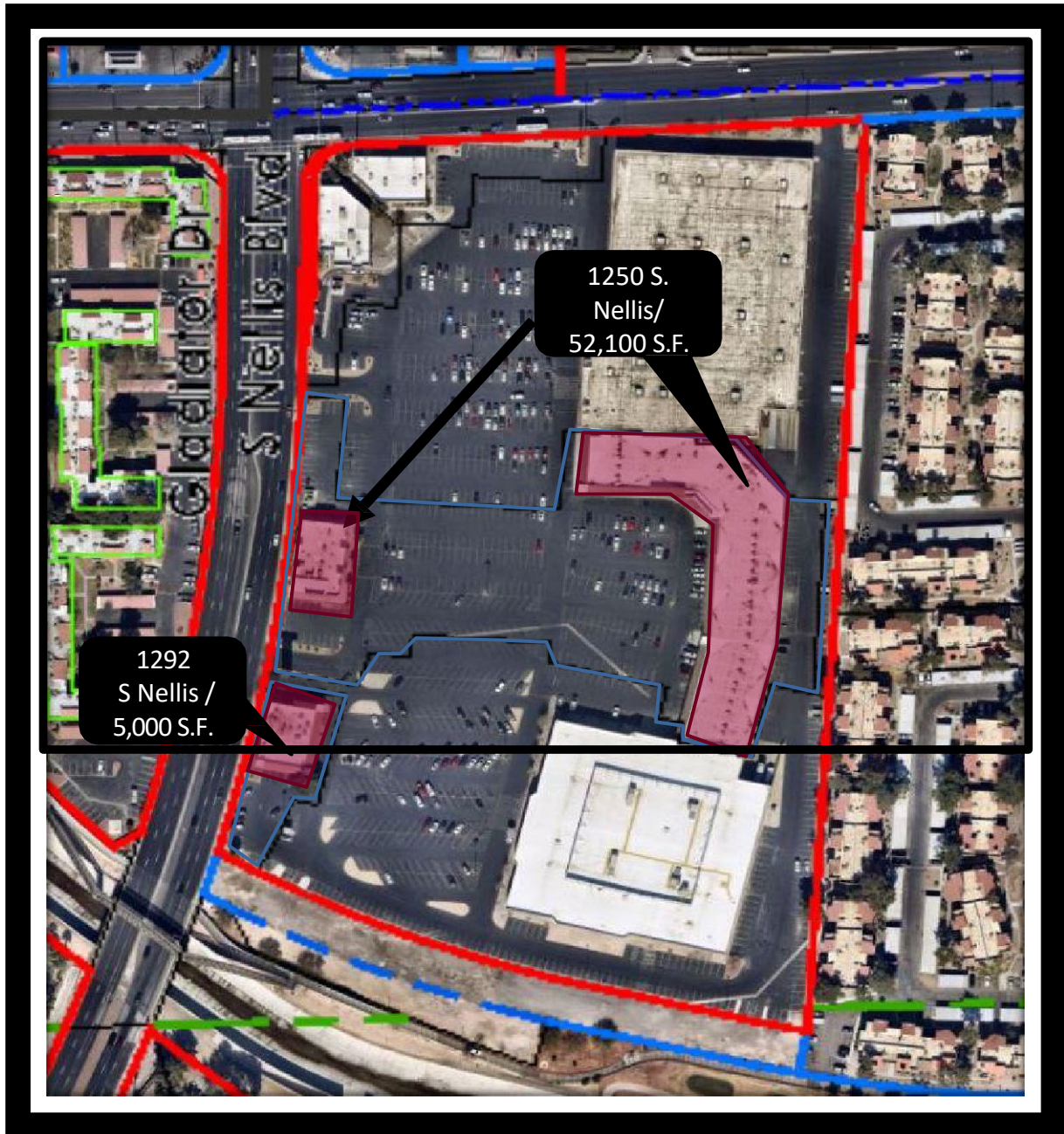
EXCLUSIVE LISTING!

Nellis Crossing –Commercial Retail Center- Listed for \$25,000,000
SEC S. Nellis & E. Charleston- 5.9 % Cap Rate



- APN 161-04-111-003 – 1250 S. Nellis- 52,100 S.F. Built 1987
- APN 161-04-111-005- 1292 S. Nellis – 5,000 S.F. Built 1989
- Suite Addresses from 1208 to 1292 S. Nellis
- Unincorporated Clark County-Sunrise Manor
- Zoned C-2 –General Commercial
- Total Acres- 5.04 +/-
- 5.9% Cap Rate based on sign income and rents/ Cams cover expenses
- Annual NOI: \$1,467,960 with \$16,800 Sign Income
- Tenants include the Bourbon Street Sports Bar/ Archwell Health/ Dollar Tree/ and many more!

Nellis Crossing –Commercial Retail Center



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



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Bourbon Street Sports Bar



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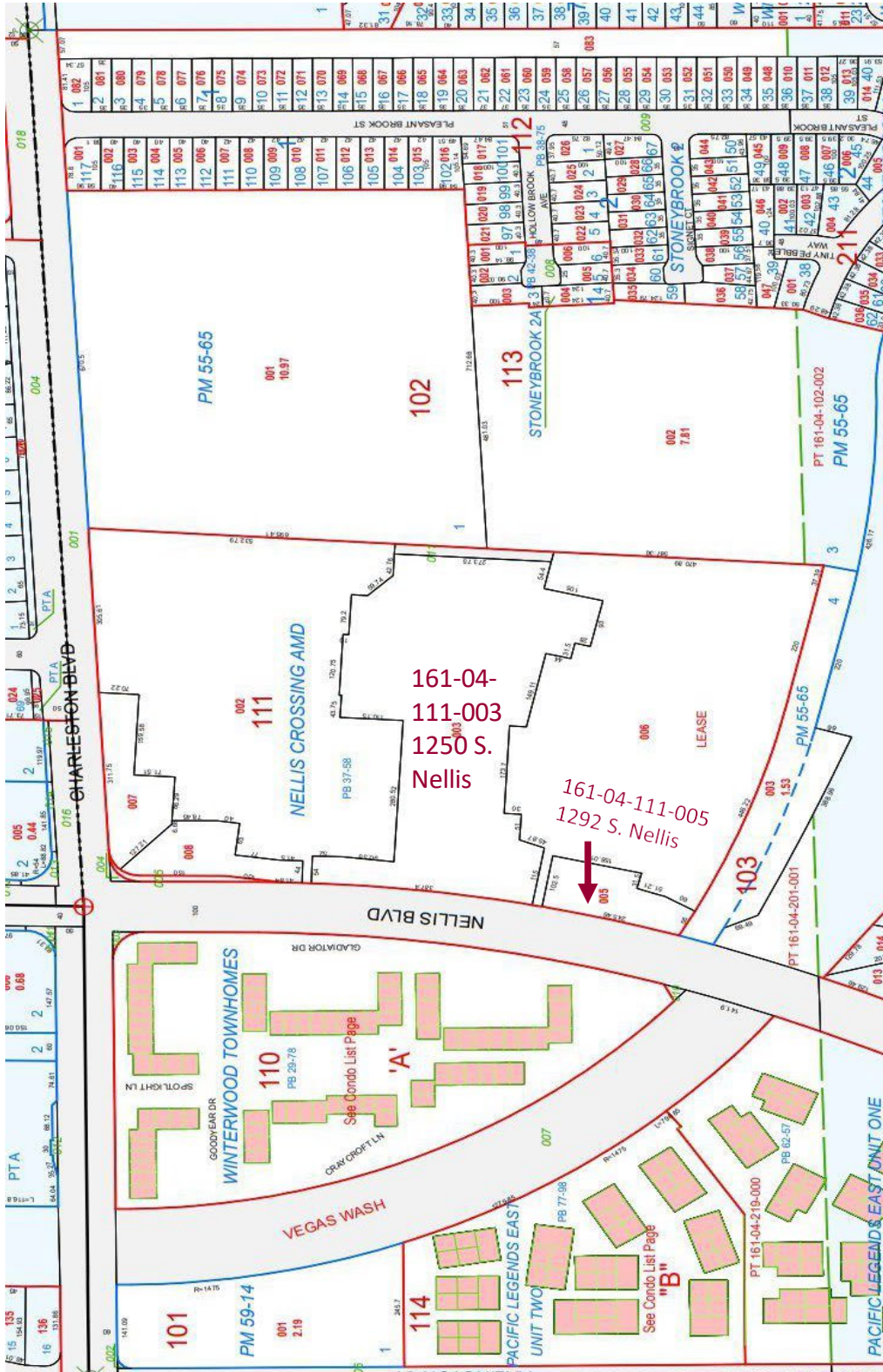


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TAX DIST 340

161-04-111-003
1250 S. Nellis

161-04-111-005
1292 S. Nellis

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