



VALUE ADD LIGHT INDUSTRIAL

58 N 30TH ST
LAS VEGAS, NV 89101



INVESTMENT SUMMARY

An Unmatched Investment in the Heart of Downtown Las Vegas – Light Industrial Property Below Replacement Cost!

Picture This: A Prime Industrial Asset with Built-In Income, Exceptional Flexibility, and a Price You Won't Find Anywhere Else

Here's the Deal: This is 4,500 sq ft of light industrial space sitting on a quarter-acre in downtown Las Vegas. Yes, downtown Vegas—minutes from the city's heartbeat, with the accessibility and convenience that top operators and investors demand. Offered at a price below replacement cost, this property is primed for savvy investors ready to lock in massive upside in one of the country's hottest industrial markets.



PROPERTY SUMMARY

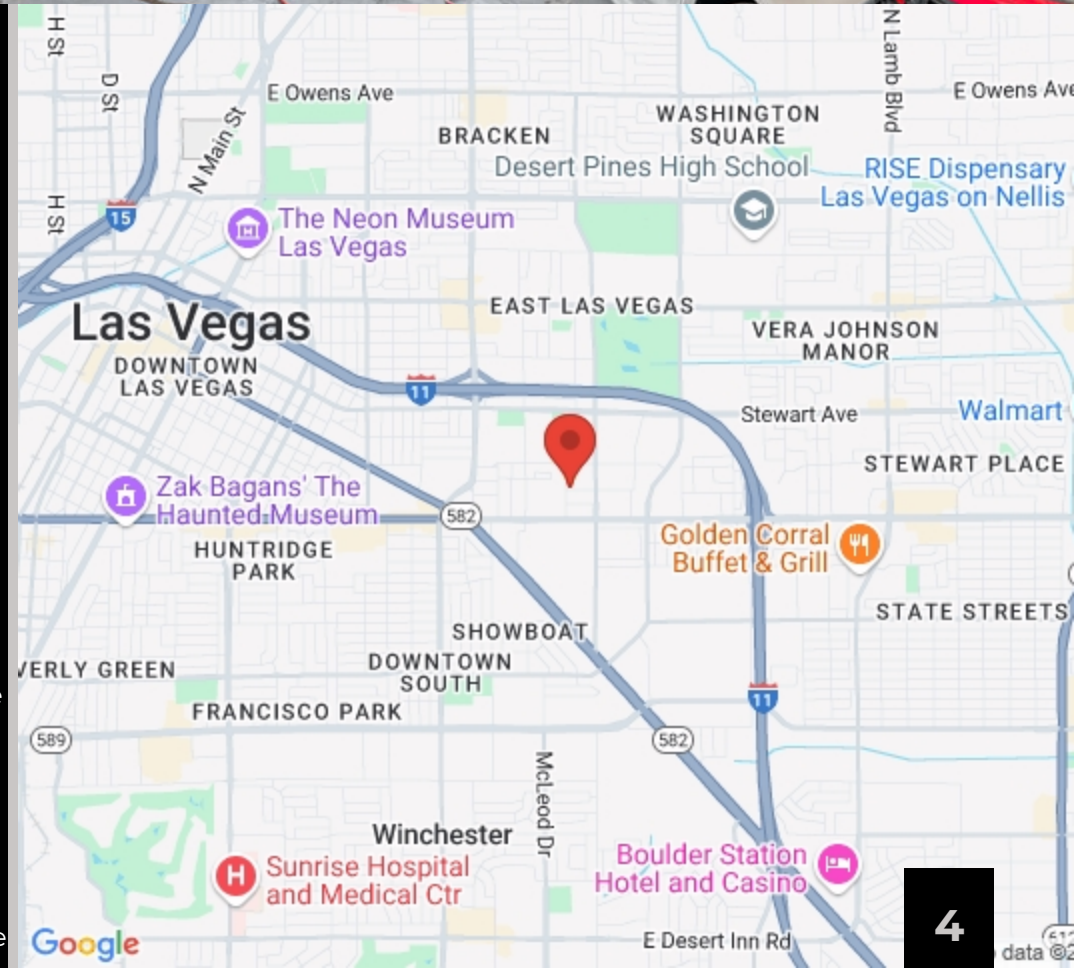
Offering Price	\$849,999
CAP Rate	5.65%
NOI	\$48,000
Building SqFt	4,500 SqFt
Year Built	1981
Lot Size (SF)	11,326.00 SqFt
Parcel ID	139-36-414-007
Zoning Type	INDUSTRIAL
County	Clark
Frontage	0.00 Ft
Coordinates	36.161083,-115.107772





INVESTMENT HIGHLIGHTS

- **1. Location That Speaks for Itself**
 Situated in booming downtown Las Vegas, this property puts you in the path of rapid growth and high demand. The infrastructure, market trends, and future appreciation in this area are off the charts. Properties in the downtown core are scarce and coveted—get in now and own a central piece of the Vegas transformation.
- **2. Income-Generating Asset with a Flexible Triple Net Lease**
 Imagine steady, hassle-free cash flow from a reliable tenant handling taxes, insurance, and maintenance. And here's the kicker: the tenant's flexibility means you hold the reins—keep the current lease or pivot to an owner-user model and control your destiny. This level of flexibility is practically unheard of.
- **3. A Value-Add Goldmine Below Replacement Cost**
 Priced to sell at below replacement cost, this property is begging for the right investor to capitalize on its untapped potential. The quarter-acre lot offers ample room for development, customization, or future expansion, giving you the power to shape this property into a powerhouse asset.
- **4. Versatile Potential for Owner-Operators and Developers**
 Whether you're looking to build out a bustling industrial operation, lease





LOCATION HIGHLIGHTS

- Immediate Cash Flow or Owner-Occupied Flexibility – Keep the tenant for income now or customize the space for your operation.
- Downtown Location with High Appreciation Potential – Positioned in a fast-growing, desirable downtown zone with the infrastructure, amenities, and growth potential serious investors look for.
- High ROI Opportunities in a Dynamic Market – Lock in this below-market-cost asset with high appreciation potential in a coveted industrial market.



CITY OF LAS VEGAS

COUNTY CLARK
INCORPORATED 3/15/1911

AREA

CITY 141.9 SQ MI
LAND 141.9 SQ MI
WATER 0.1 SQ MI
ELEVATION 2001 FT

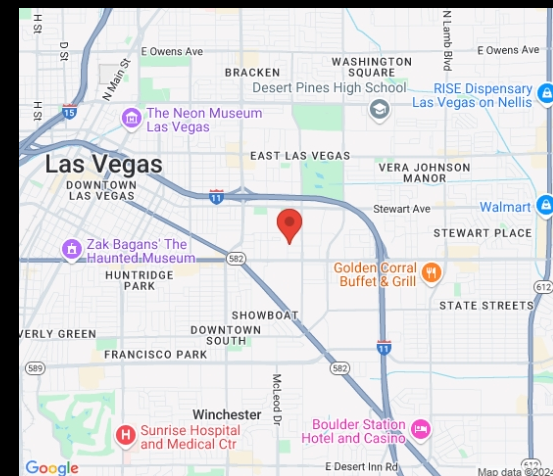
POPULATION

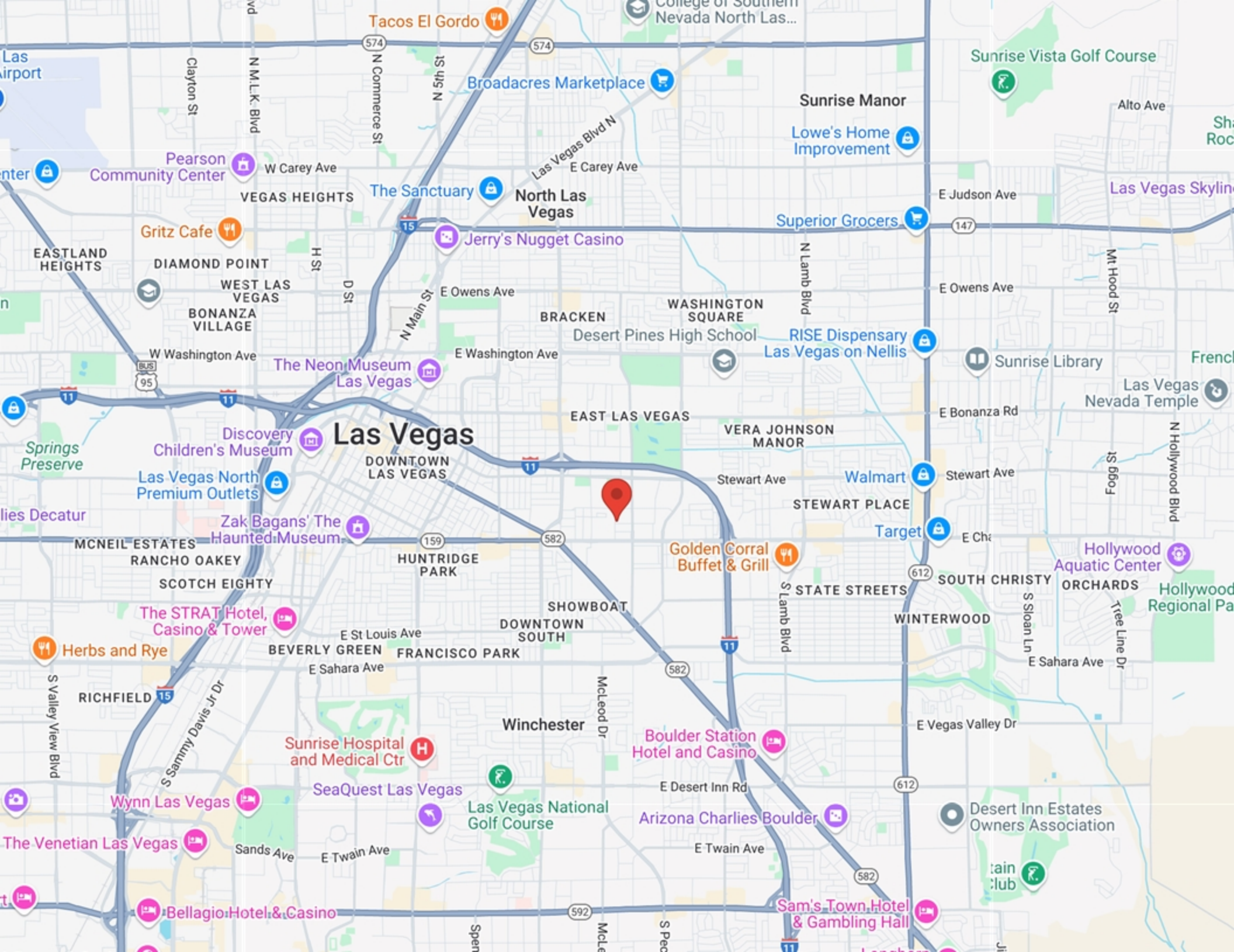
POPULATION 641,903
RANK 75
DENSITY 4,525.16 SQ MI
URBAN 2,196,623



ABOUT LAS VEGAS

Las Vegas, often known simply as Vegas, is the most populous city in the U.S. state of Nevada and the seat of Clark County. The Las Vegas Valley metropolitan area is the largest within the greater Mojave Desert, and second-largest in the Southwestern United States. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife, with most venues centered on downtown Las Vegas and more to the Las Vegas Strip just outside city limits.





Las Vegas

Tacos El Gordo

Broadacres Marketplace

Sunrise Manor

Lowe's Home Improvement

Sunrise Vista Golf Course

Pearson Community Center

VEGAS HEIGHTS

The Sanctuary

North Las Vegas

Superior Grocers

Gritz Cafe

Jerry's Nugget Casino

EASTLAND HEIGHTS

DIAMOND POINT

WEST LAS VEGAS

BONANZA VILLAGE

BRACKEN

WASHINGTON SQUARE

RISE Dispensary Las Vegas on Nellis

W Washington Ave

The Neon Museum Las Vegas

E Owens Ave

E Washington Ave

N Lamb Blvd

Sunrise Library

Springs Preserve

Discovery Children's Museum

Las Vegas

EAST LAS VEGAS

VERA JOHNSON MANOR

Walmart

E Owens Ave

E Bonanza Rd

Las Vegas Nevada Temple

Las Vegas North Premium Outlets

Zak Bagans' The Haunted Museum

DOWNTOWN LAS VEGAS

I-15

Stewart Ave

STEWART PLACE

Stewart Ave

Target

Lies Decatur

MCNEIL ESTATES

RANCHO OAKY

SCOTCH EIGHTY

HUNTRIDGE PARK

Golden Corral Buffet & Grill

STATE STREETS

SOUTH CHRISTY

Hollywood Aquatic Center

Hollywood Regional Pa

The STRAT Hotel, Casino & Tower

BEVERLY GREEN

FRANCISCO PARK

SHOWBOAT DOWNTOWN SOUTH

Boulder Station Hotel and Casino

S Lamb Blvd

WINTERWOOD

S Sloan Ln

E Sahara Ave

Herbs and Rye

RICHFIELD

S Sammy Davis Jr Dr

Sunrise Hospital and Medical Ctr

SeaQuest Las Vegas

Las Vegas National Golf Course

Winchester

Boulder Station Hotel and Casino

Arizona Charlies Boulder

Desert Inn Estates Owners Association

Wynn Las Vegas

Sands Ave

E Twain Ave

E Desert Inn Rd

E Twain Ave

The Venetian Las Vegas

Bellagio Hotel & Casino

Sam's Town Hotel & Gambling Hall

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE SIMPLY VEGAS COMMERCIAL ADVISOR FOR
MORE DETAILS.**

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