



## 1212 Wyoming St

1212 Wyoming St, Boulder City, NV 89005



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# 1212 Wyoming St

\$1,350,000

**\*\*PRICE REDUCTION\*\*\*OPEN TO ALL OFFERS\*\***  
**POSSIBLE LEASEBACK OPPORTUNITY FOR**  
**OWNER/USER for up to 2 years.**

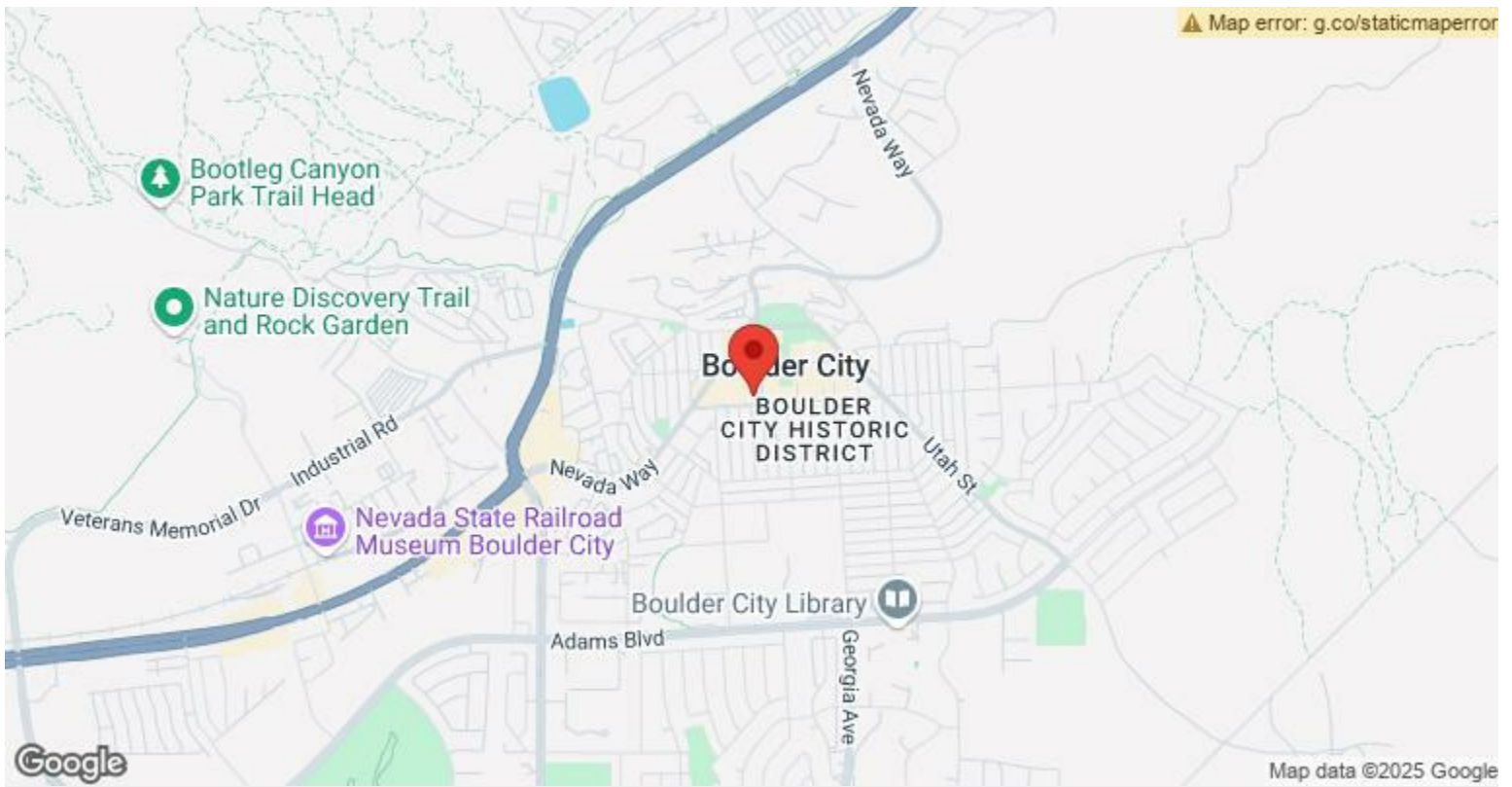
OR purchase business and RE.

\$1,350,000 is price and value of real estate  
 \$250,000 is price and value of Bella Market Business  
 Total \$1,600,000 includes both building and business.  
 Currently leased as percentage lease antique market  
 with many long term vendors with one year long waitlist  
 for more interested vendors indicating strong demand  
 for space. Lots of opportunity to increase cashflow, and  
 income. The entire building has been retrofitted and  
 renovated (approx. 2006) with sprinklers/fire alarm  
 system, ceiling joists, HVAC, Plumbing, ADA  
 COMPLIANT, etc. Current owner manages  
 tenants/vendors and employs a few individuals to do so,  
 employees can continue to manage vendors, property,  
 etc. if needed. Parking lot is city property and is public  
 use and street parking is also available. Owner selling  
 for retirement. Images of vacant building are PRIOR to  
 current tenant and for reference/illustration...

- Boulder City Historic District



Price:	\$1,350,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	6.31%
Lot Size:	0.19 AC
Gross Building Area:	5,781 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1932
Tenancy:	Single
Parking Ratio:	0.35/1,000 SF
Zoning Description:	C2 General Commercial
APN / Parcel ID:	186-09-110-135



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# Property Photos





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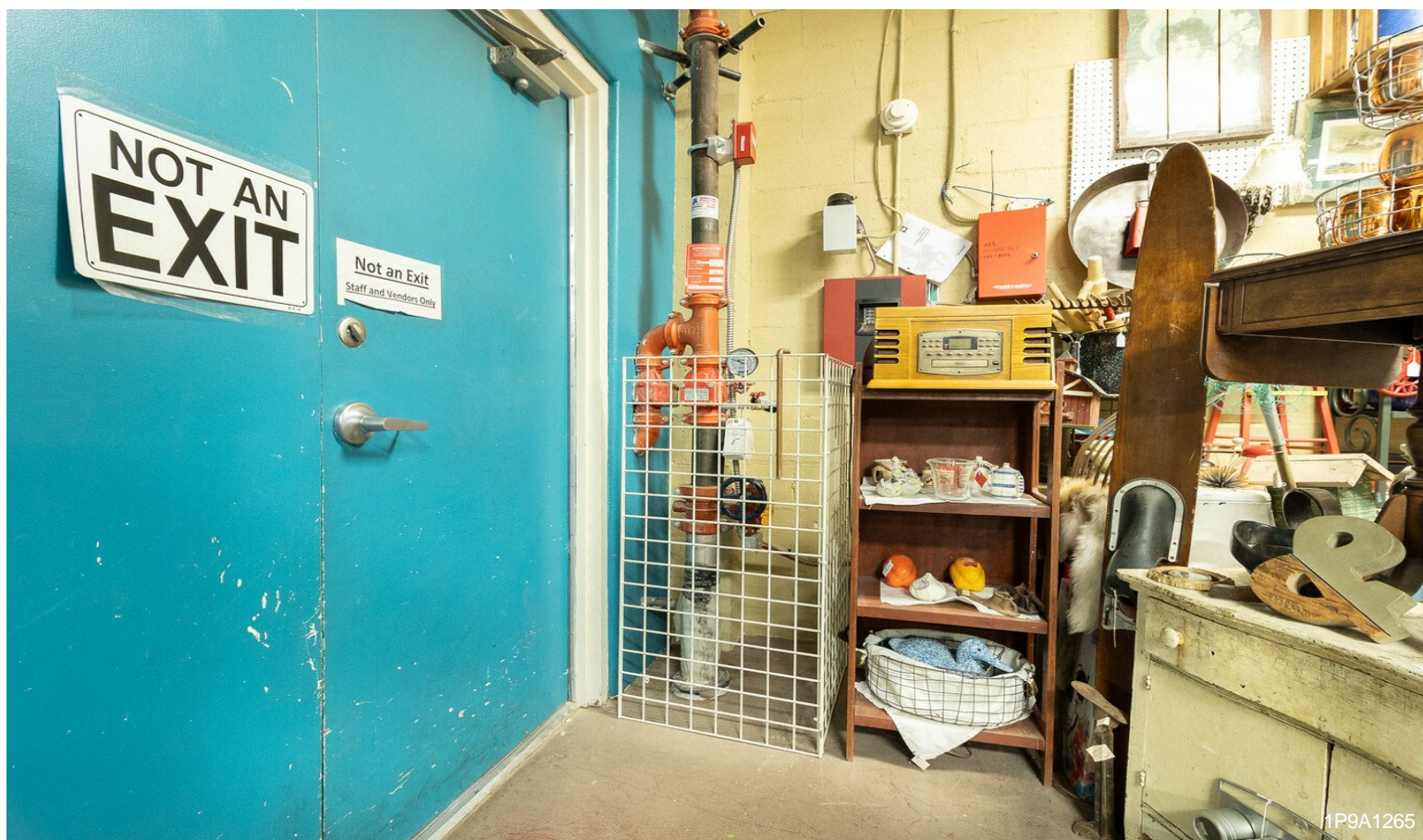


# Property Photos





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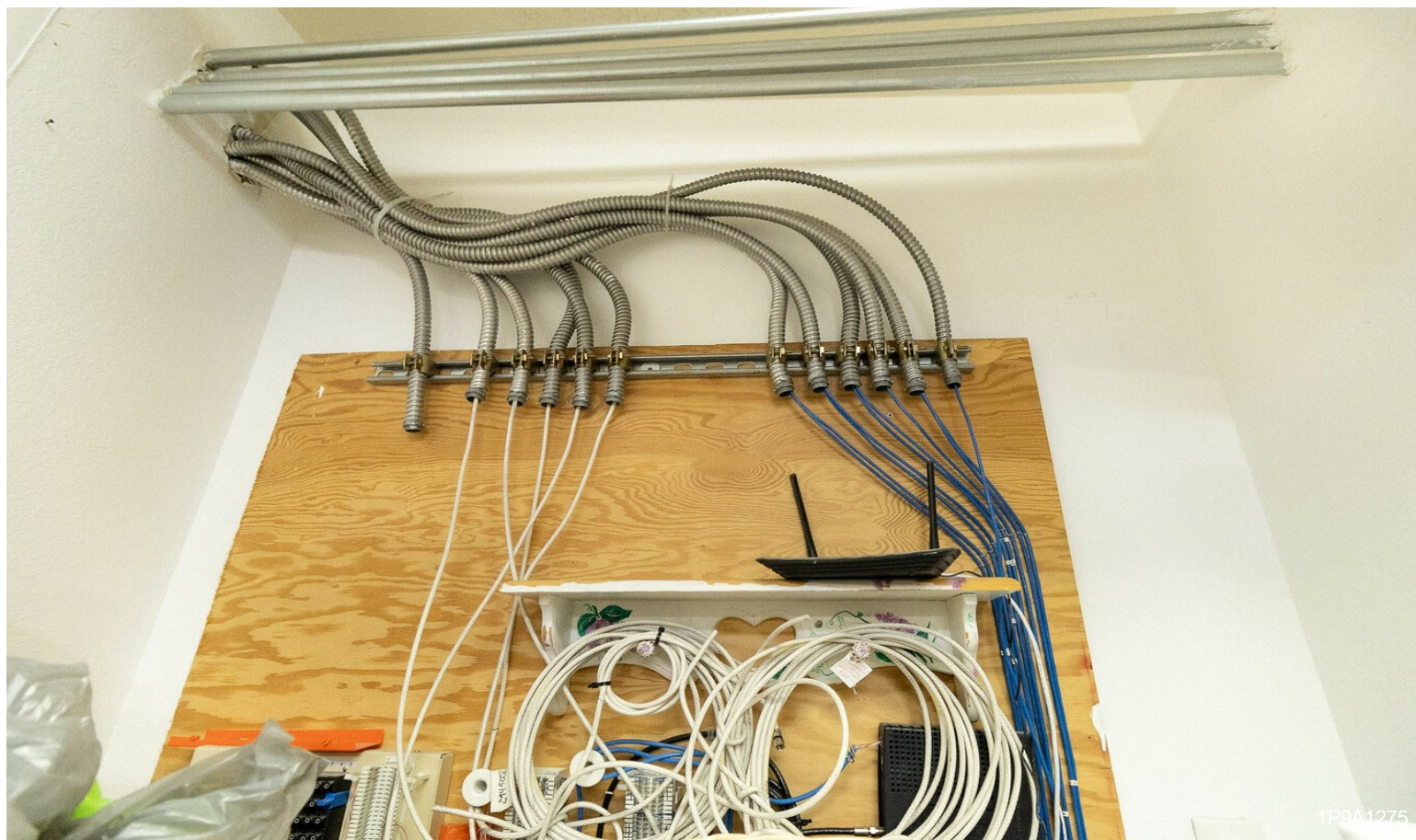


# Property Photos





# Property Photos





# Property Photos



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# Property Photos



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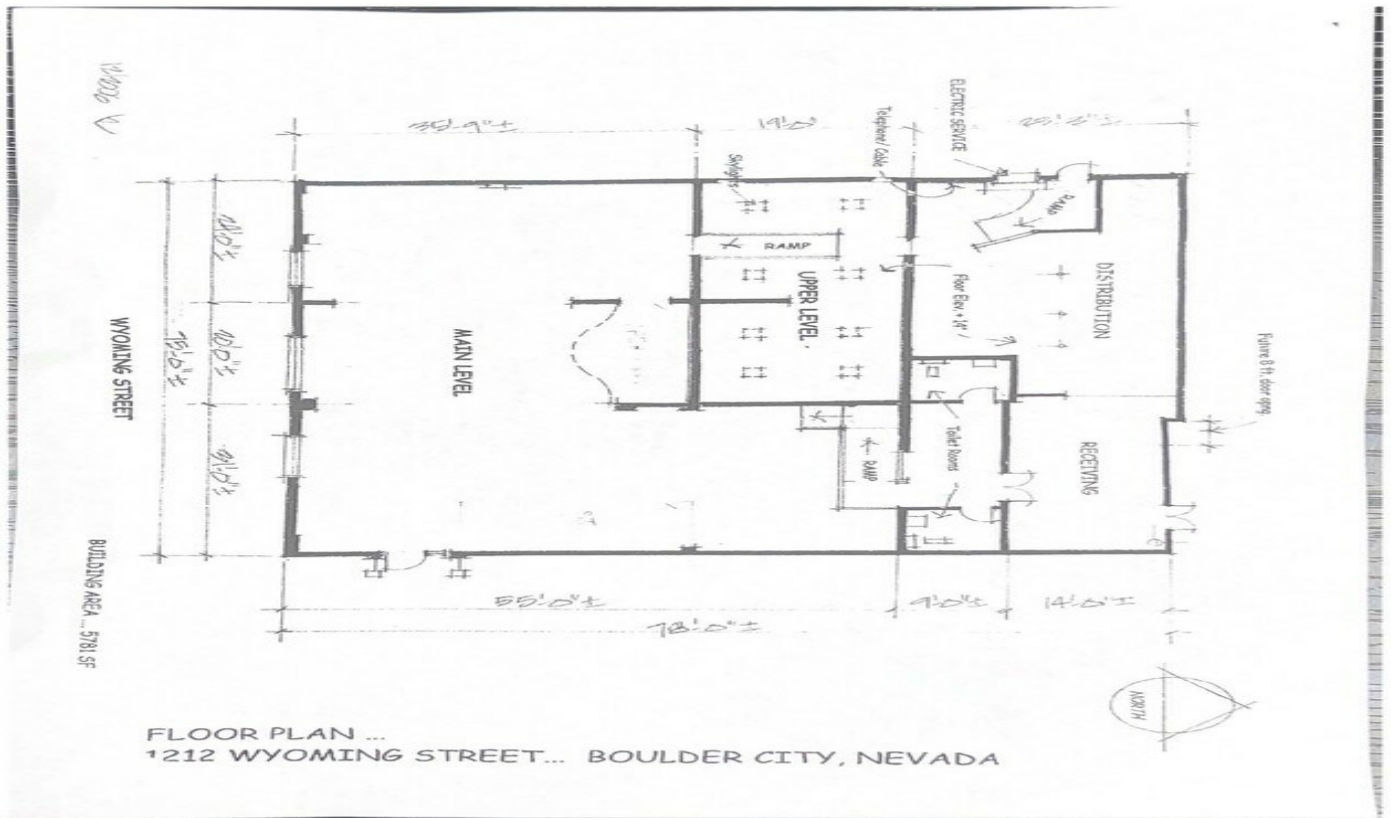


# Property Photos





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Interior Photo



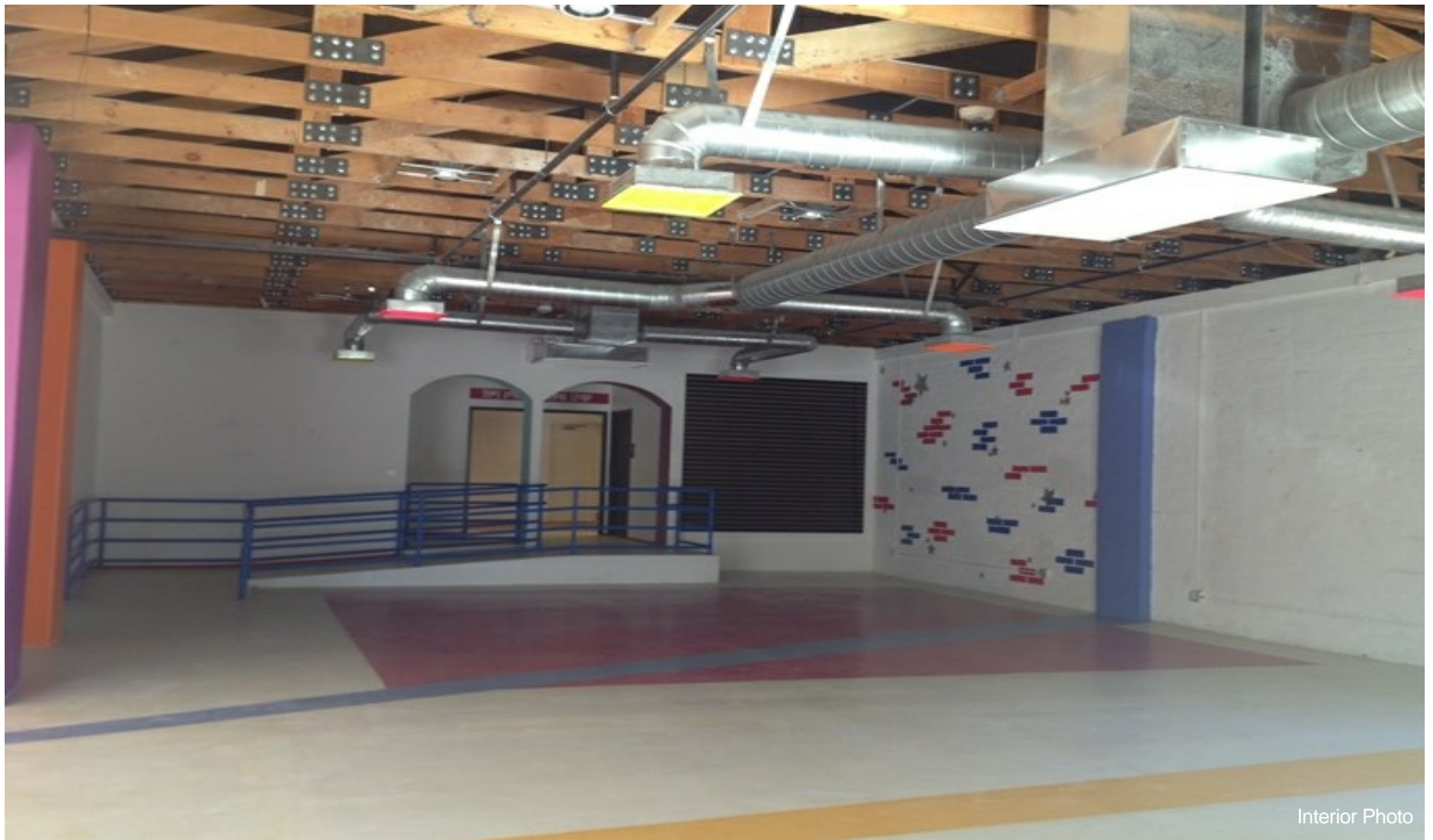
Interior Photo



# Property Photos



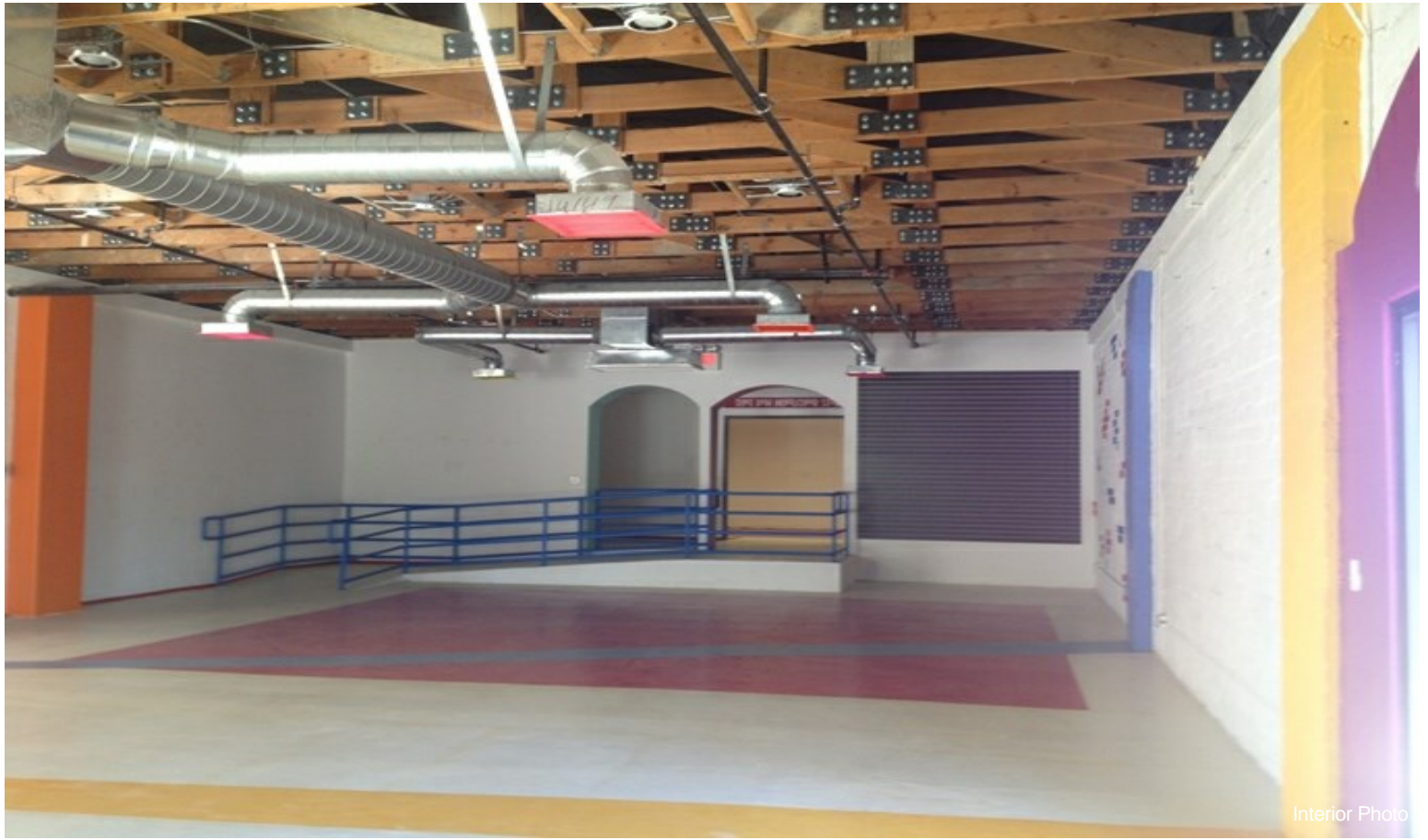
Interior Photo



Interior Photo



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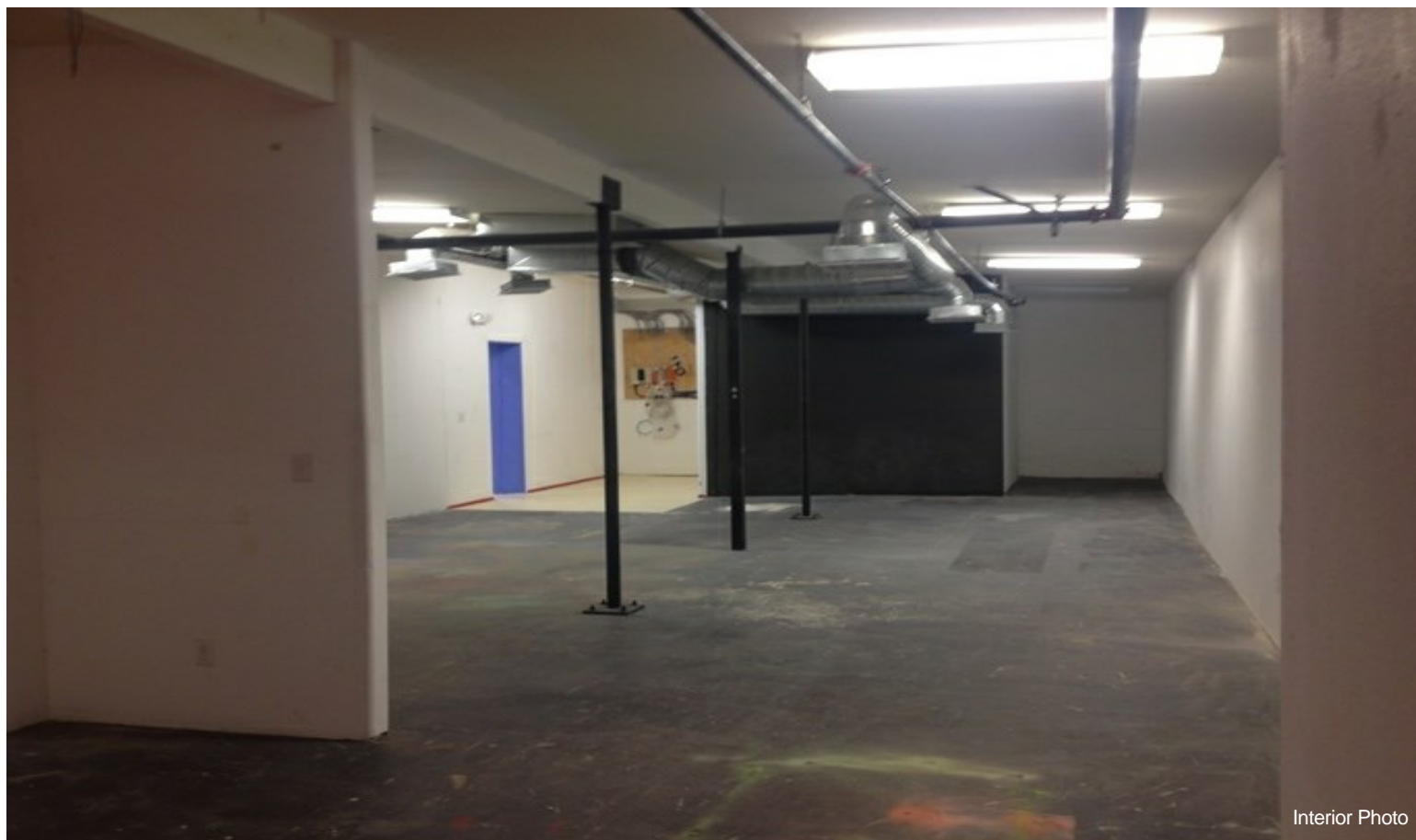
Interior Photo



Interior Photo



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