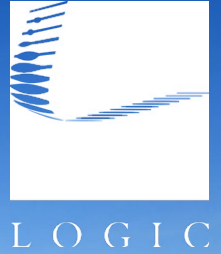


For Sale

Athol Avenue Multi-Use / Auto Mechanical Body Shop / Warehouse



1765 Athol Ave.
Henderson, NV 89011

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Listing Snapshot



Contact Broker
Sale Price



± 1,344 SF
Building Size



Secured Yard

Property Highlights

- Rare Owner-user opportunity ideal for an auto body shop
- Conveniently located off W. Foster Ave. and Athol Ave., with easy access to Boulder Hwy. and US-95 via W. Sunset Rd.
- Lot Size: ± 0.34 AC
- APN: 178-01-301-007
- Year Built: 1988 | Renovated: 2021
- Office Area: ± 300 SF
- Clear Height: 17'
- Power: 200 Amps, 120/240V, 3-Phase
- Zoning: General Industrial (IG)
- Grade-Level Door: Two (10' x 12')

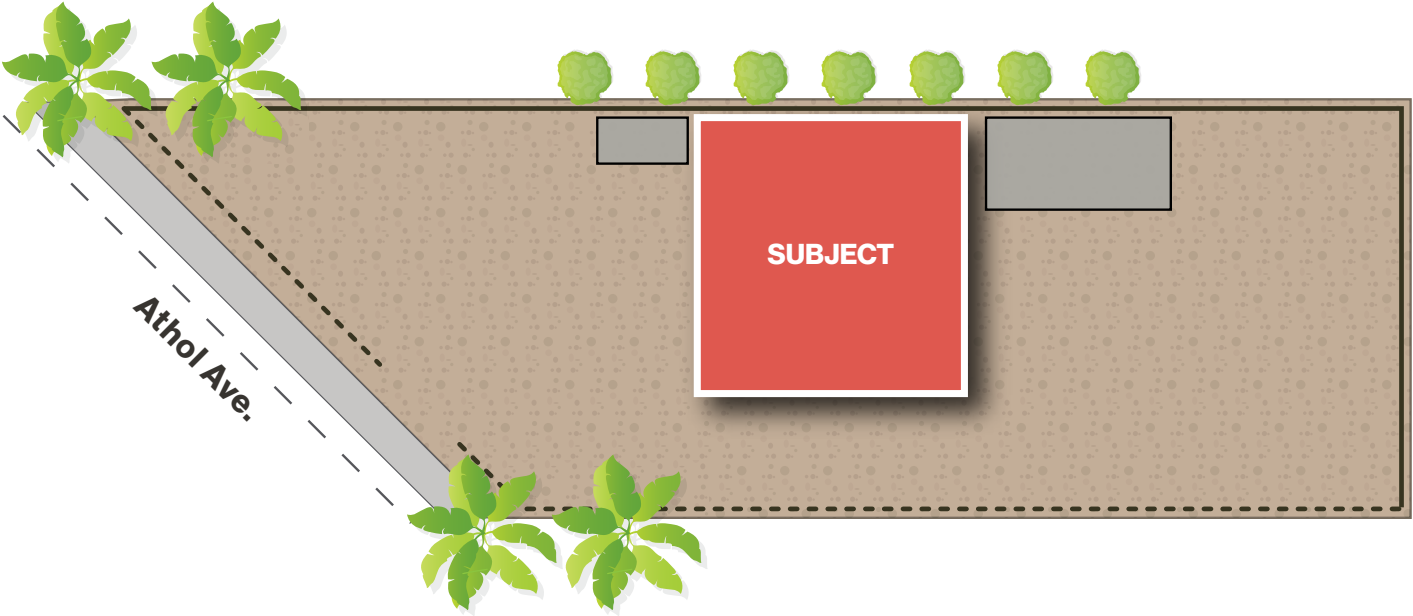
Demographics

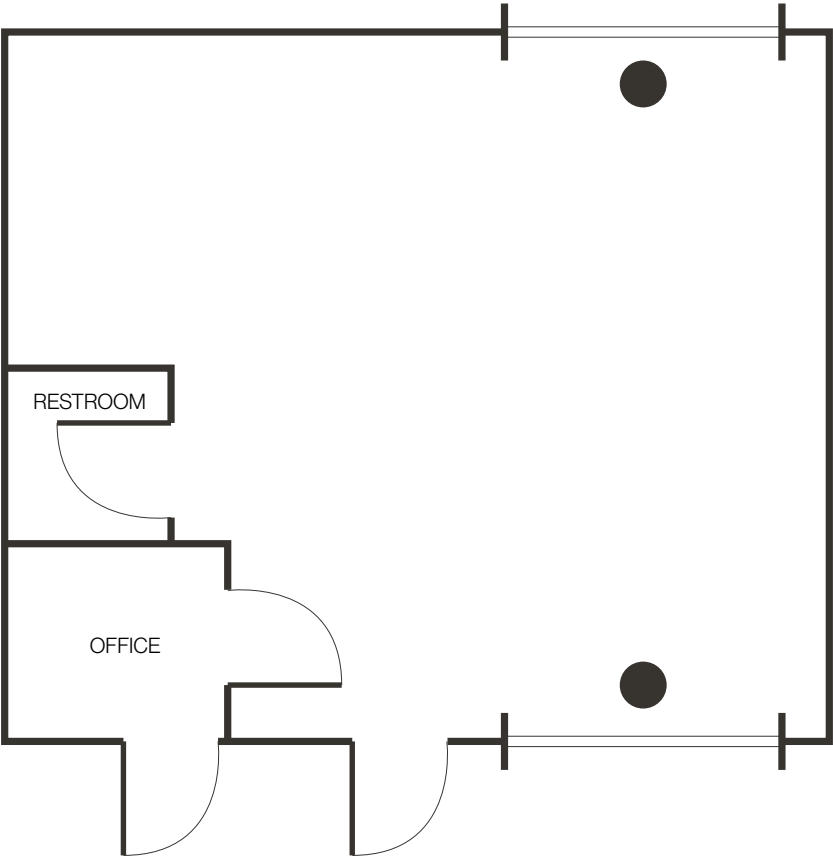
	1-mile	3-mile	5-mile
2024 Population	8,231	112,532	274,263
2024 Average Household Income	\$92,767	\$99,237	\$106,081
2024 Total Households	3,108	43,804	107,311





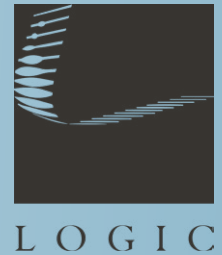






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For inquiries please reach out to our team.

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