

SALE

BADLANDS SALOON

953 East Sahara Avenue B22 Las Vegas, NV 89104

PROPERTY DESCRIPTION

Invest in the quintessential retail experience at 953 East Sahara Avenue B22, Las Vegas. This prime property offers a 3,000 +/- SF building, fully occupied by a single tenant, making it an attractive opportunity for investors. Built in 1968 and thoughtfully renovated in 2021, it boasts modern amenities while retaining its timeless charm. Zoned C-2, this building is positioned in the heart of the thriving Las Vegas Market area, ensuring high visibility and foot traffic. With a 100% occupancy rate, this property promises immediate returns and long-term potential for savvy retail or free-standing building investors.

PROPERTY HIGHLIGHTS

- 3,000 +/- SF building
- 1 unit
- Built in 1968, renovated in 2021
- Zoned C-2
- Located in the Las Vegas Market area

OFFERING SUMMARY

Sale Price:	\$1,395,000
Number of Units:	1
Lot Size:	0.17 Acres
Building Size:	3,000 SF
NOI:	\$60,289.00
Cap Rate:	4.32%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	543	2,096	10,505
Total Population	965	4,165	23,976
Average HH Income	\$86,700	\$70,902	\$72,320

Lance Hamrick
(702) 279-9666

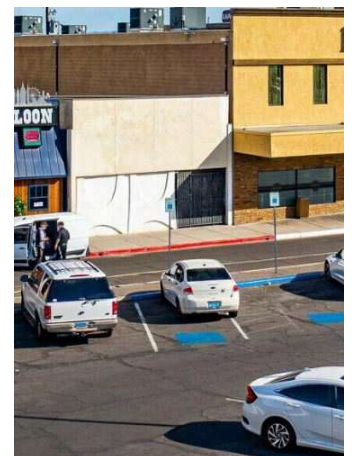
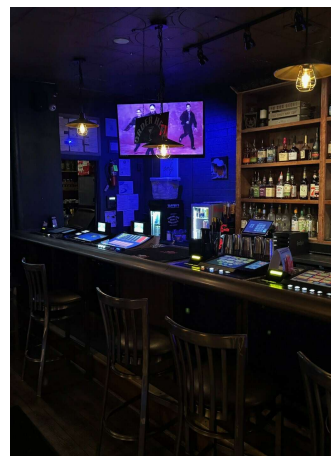
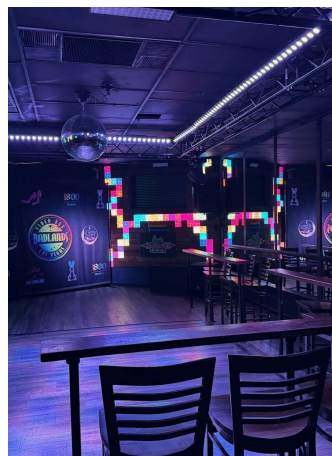
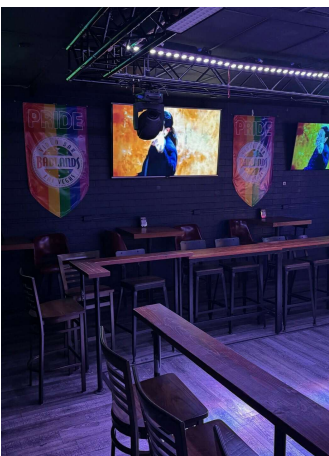
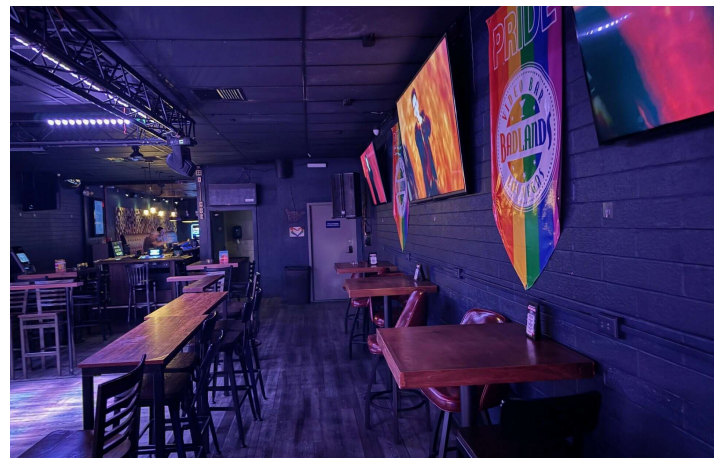
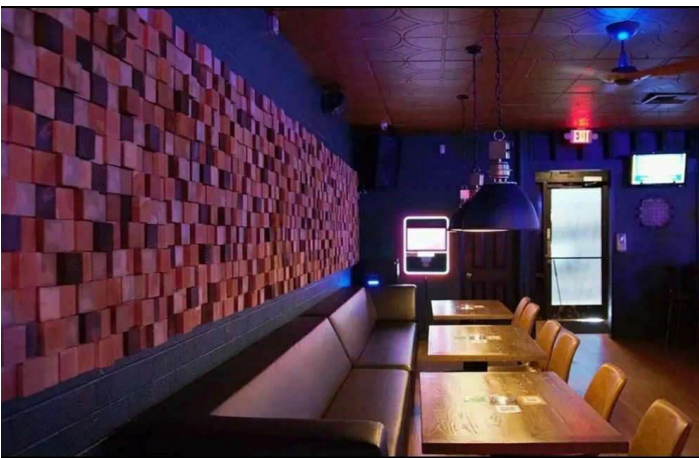


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