

Nice 4 unit commercial building with 2 suites rented out

Offered at: \$1,590,000

350-300 Falcon Ridge, Mesquite, NV

North of I15 -- Falcon Mesa

0.79 Acres

7,838 Sq. Ft.

Nice 4 unit commercial building fully rented. Very stable rentals. One is to Highway Patrol at market rates. Other 3 are at below market rates. Two of the four are on year leases that come up for renewal in mid 10/25 & 2/26. Could be a great opportunity for an owner/user who wants up to approximately 4100 sf combined with income on balance of the property, or opportunity to rent fresh to new tenants at market rates or re-negotiate rates closer to market with existing tenants. Established business center popular with medical and other professional. Current tenants are Highway Patrol, two churches, and a real estate office. Suite 301 is approximately 2800 sf and is leased to a church, through 2/28/26. Suite 302 is approximately 2400 sf, and is leased to a church and is leased through 5/30/31. Suite 303 is approx 1319 sf and is leased to NHP through 8/31/27. Suite 304 is approximately 1319 sf and is leased to a real estate office through 5/30/31. Total income currently is approx. \$4,443/mo. Total expenses currently, excluding debt service are estimated at \$1587/mo. If Suites 301 & 304 were to be rented at closer to market rent, total income would be closer to \$6,000/mo

Listed By: E. Shaun Caldwell -- Prime Properties Mesquite

For more information on this listing contact:



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NE Corner



East side



East side



SE Corner



South Side



SW corner



West Side



West - right door to RE offc, left NHP



West side - front of RE offc



West side - front of NHP



NW corner



North side



NE corner



NE corner



NE corner



aerial shaded





E. Shaun Caldwell: Broker-Owner, Realtor

"The Best Real Estate Tools -- Fully Utilized -- EVERY TIME!!!"

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