

# 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:

**E. Shaun Caldwell**

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**Prime Properties Mesquite**

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**NE Corner**



**East side**



**East side**



**SE Corner**



Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act. The accuracy of this information is not guaranteed. It is not to be relied upon and should be verified by the buyer.



**South Side**



**SW corner**



**West Side**



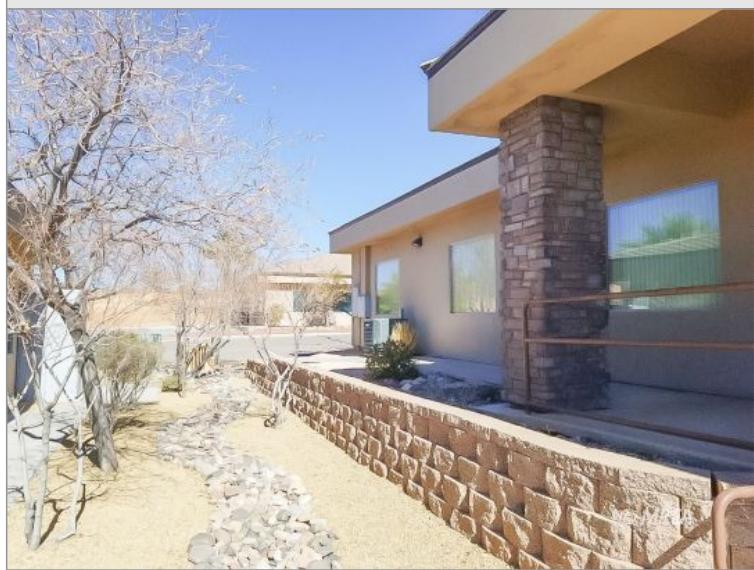
**West - right door to RE offc, left NHP**



**West side - front of RE offc**



**West side - front of NHP**



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**NW corner**



**North side**



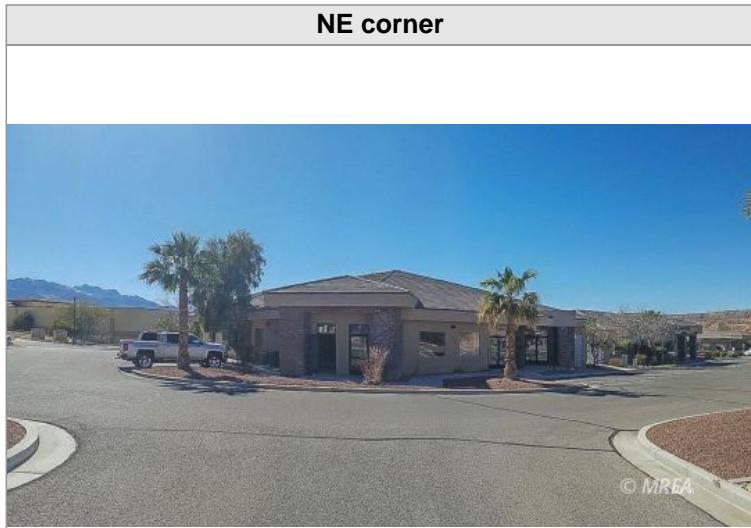
**NE corner**



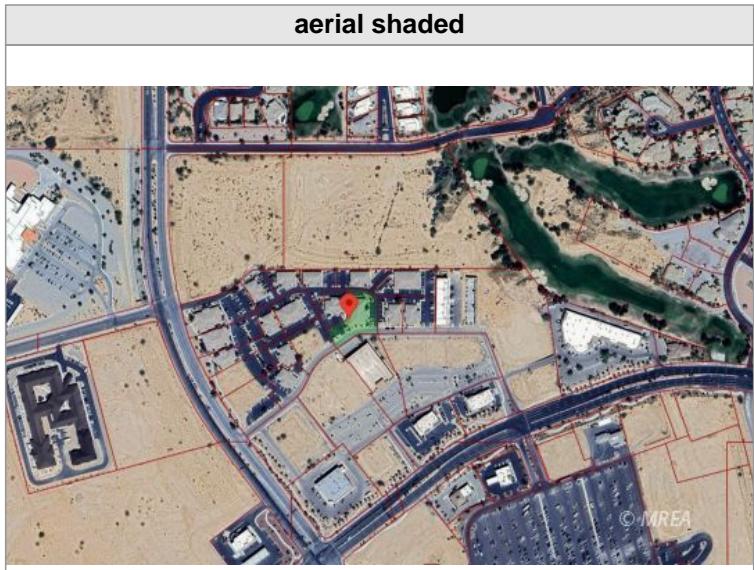
**NE corner**



**NE corner**



**aerial shaded**



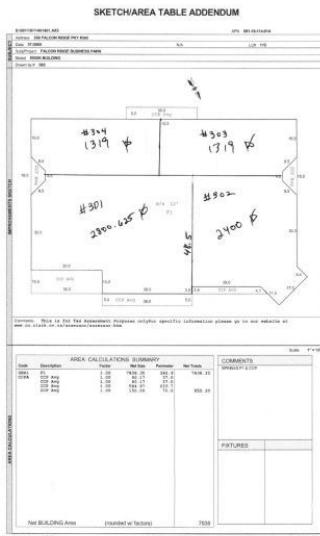
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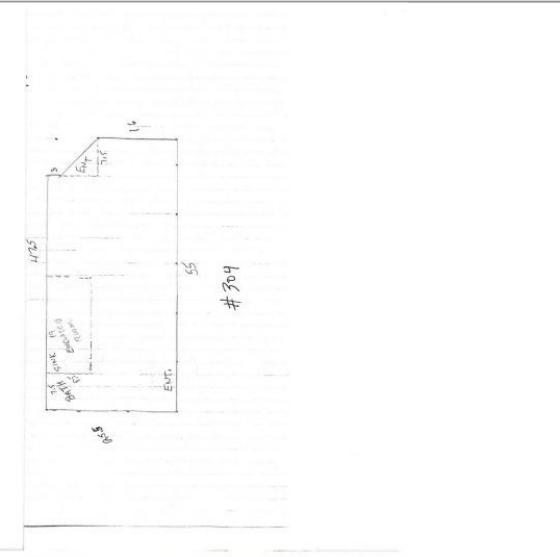
### aerial shaded



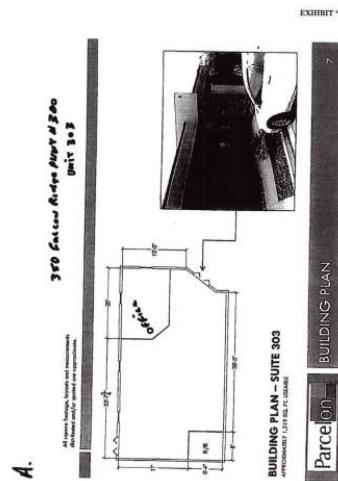
### floorplan



### floorplan



### floorplan



### Smartphone QR Code



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## **E. Shaun Caldwell: Broker-Owner, Realtor**

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

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