1212 Wyoming St

1212 Wyoming St, Boulder City, NV 89005

RE/MAX® COMMERCIAL SOLUTIONS

Aaron Oborn
RE/MAX Commercial Solutions
3700 S Hualapai Way, Suite 203,Las Vegas, NV 89147
joevegascre@gmail.com
(916) 873-5534

1212 Wyoming St

$1,950,000

We are pleased to present a rare opportunity to own a cashflowing historic investment property in Boulder City. Possibility for owner user as well. Although this is an historic building, the entire building has been retrofitted and renovated (approx. 2006) with sprinklers/fire alarm system, ceiling joists, HVAC, Plumbing, ADA COMLIANT, etc. 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. Potential for additional space usage and increased income. 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 of size of space ONLY. Layout has not changed since that time. Two bathrooms in building (one picture, other is the same size) Buyer/Buyer's agent to verify all measurements, claims,...

• Boulder City Historic District

Price:	$1,950,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	6.00%
Lot Size:	0.19 AC
Gross Leasable 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
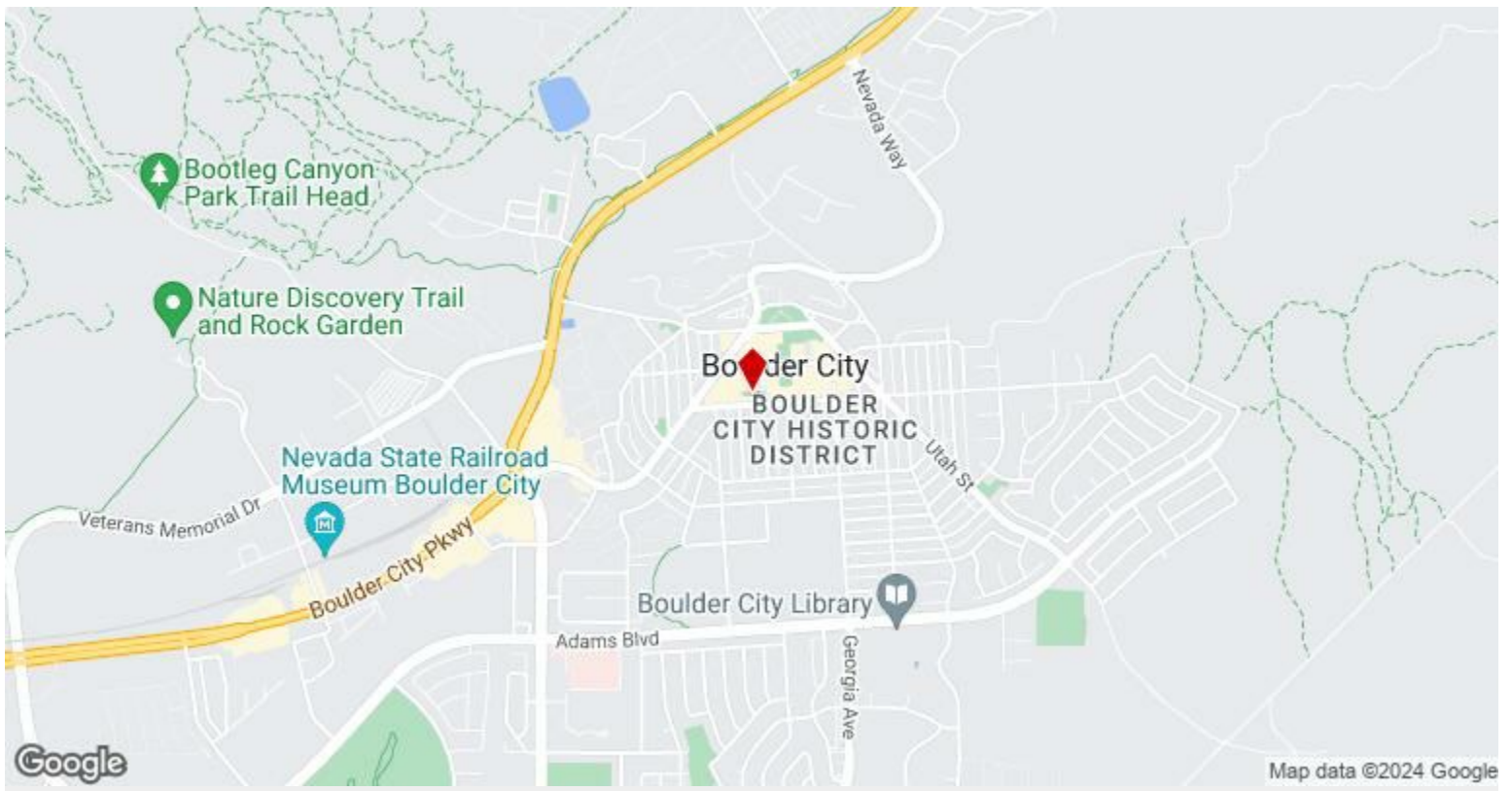
1212 Wyoming St, Boulder City, NV 89005

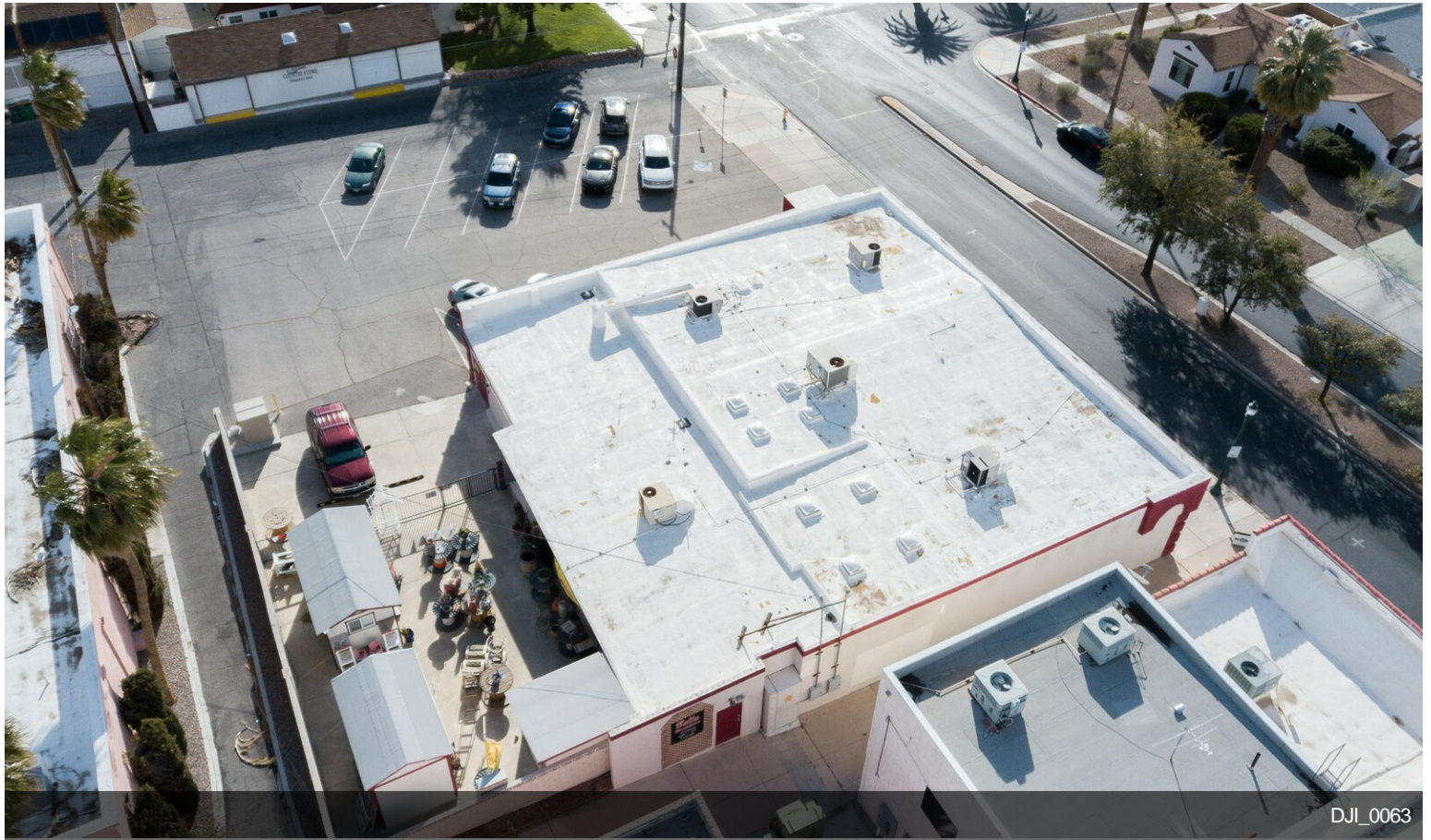# Property Photos

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Property Photos

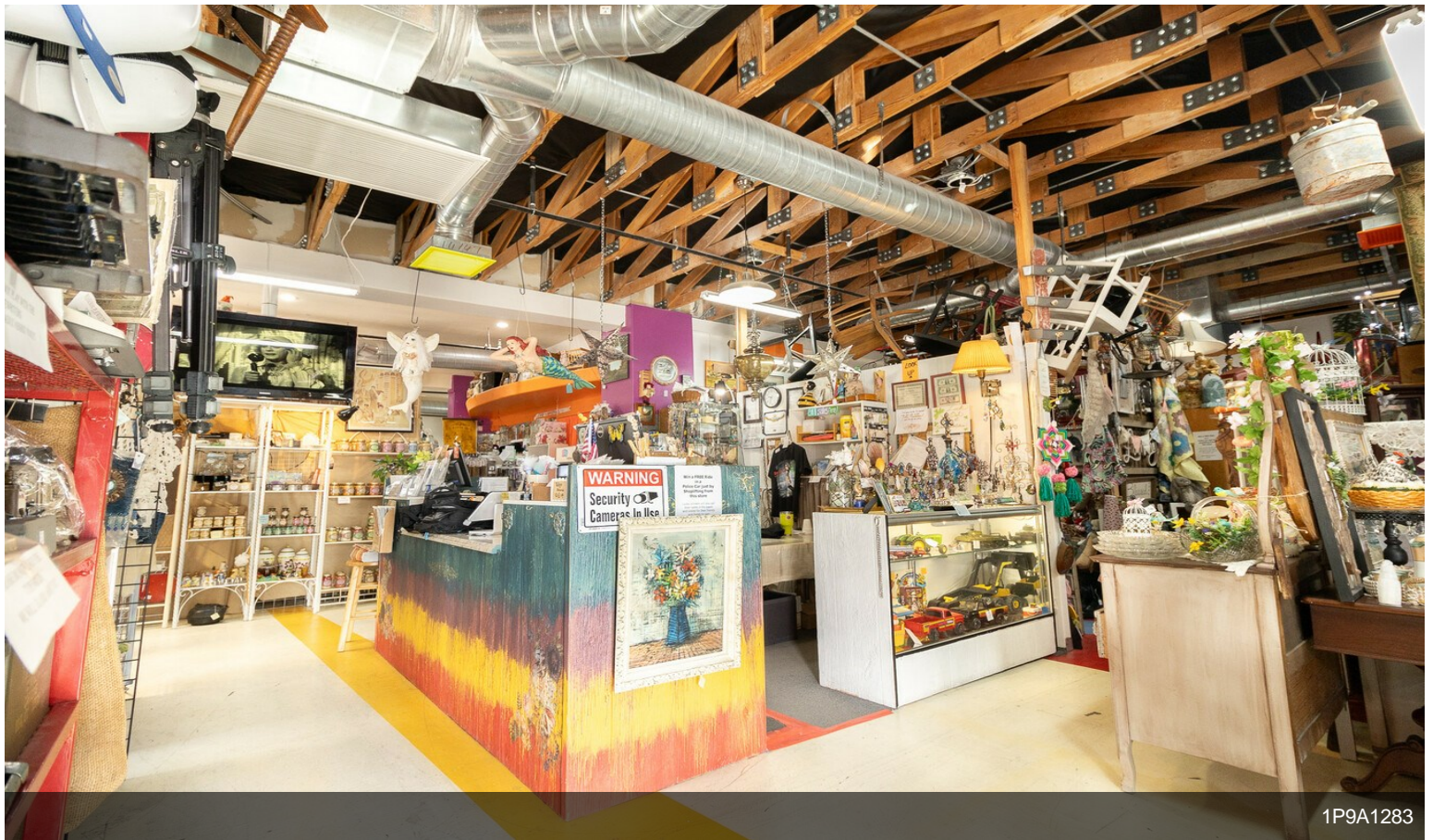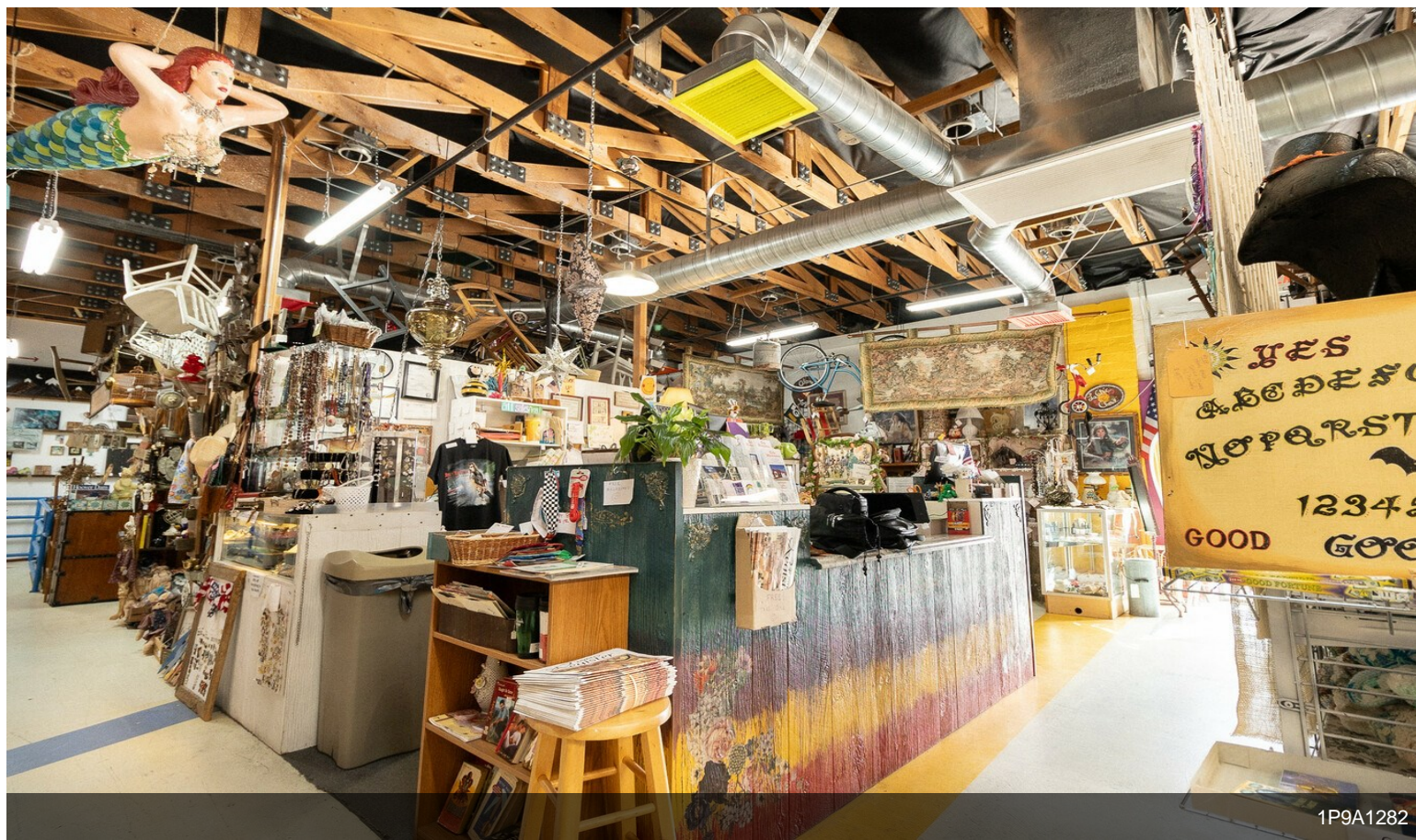1P9A1289

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Property Photos
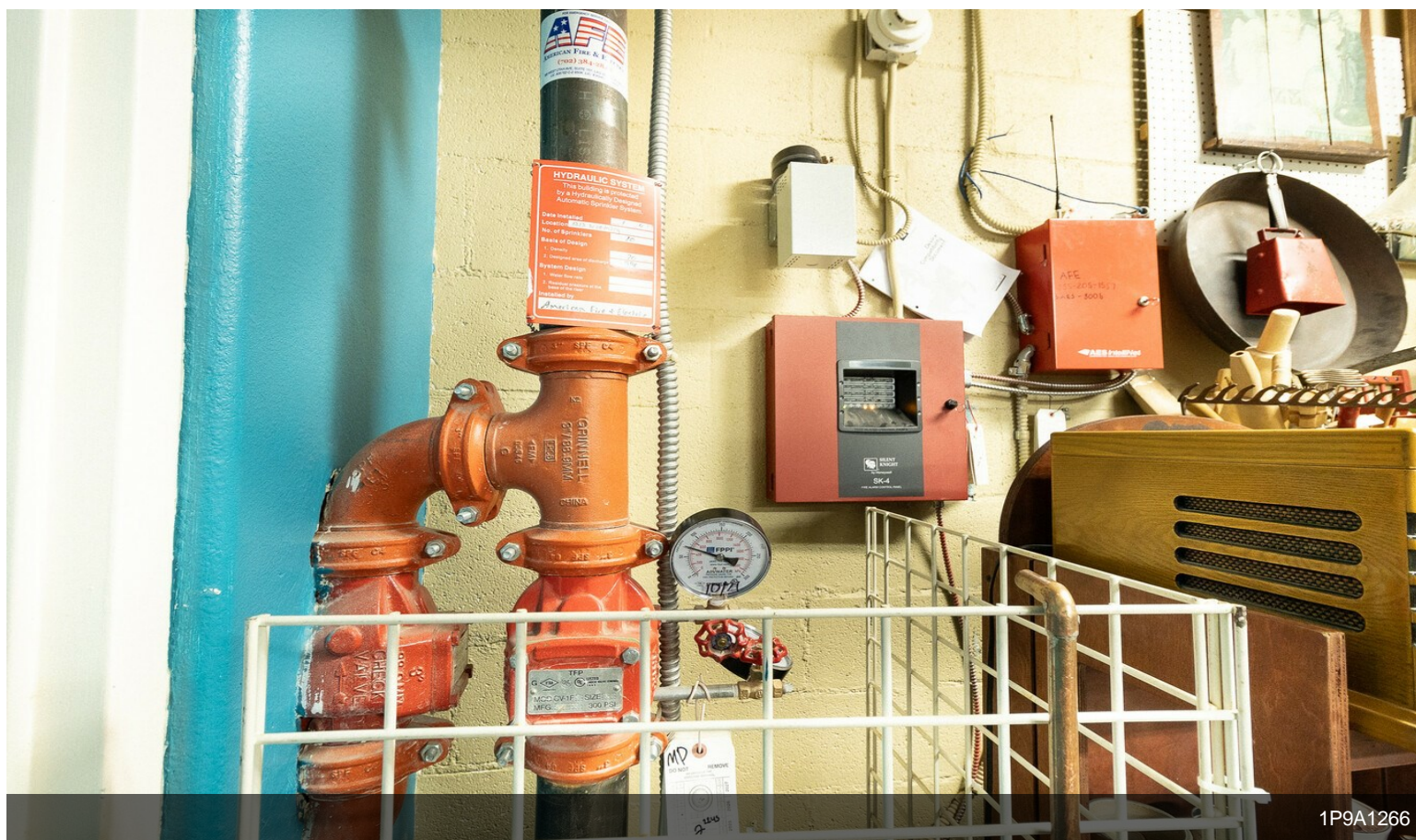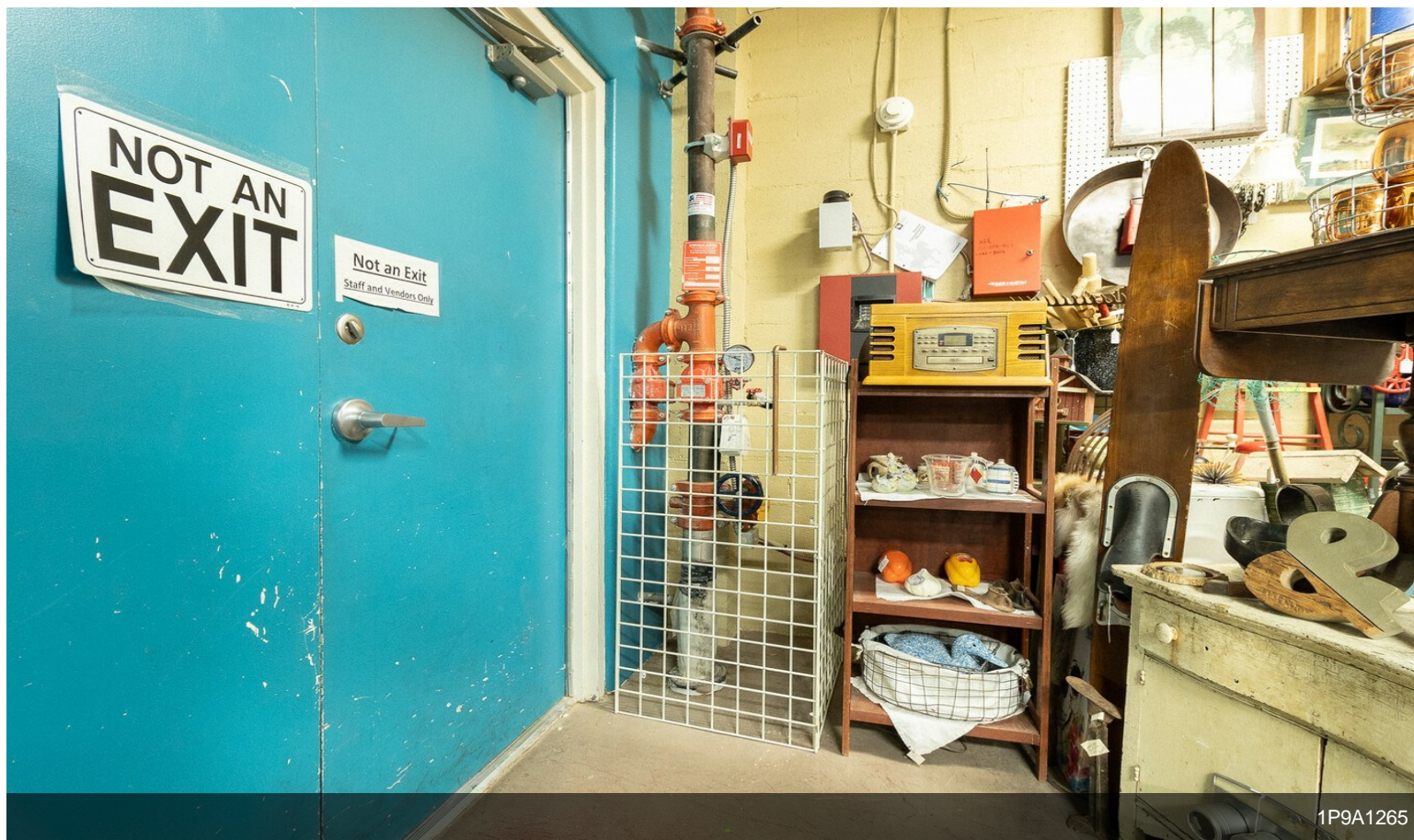

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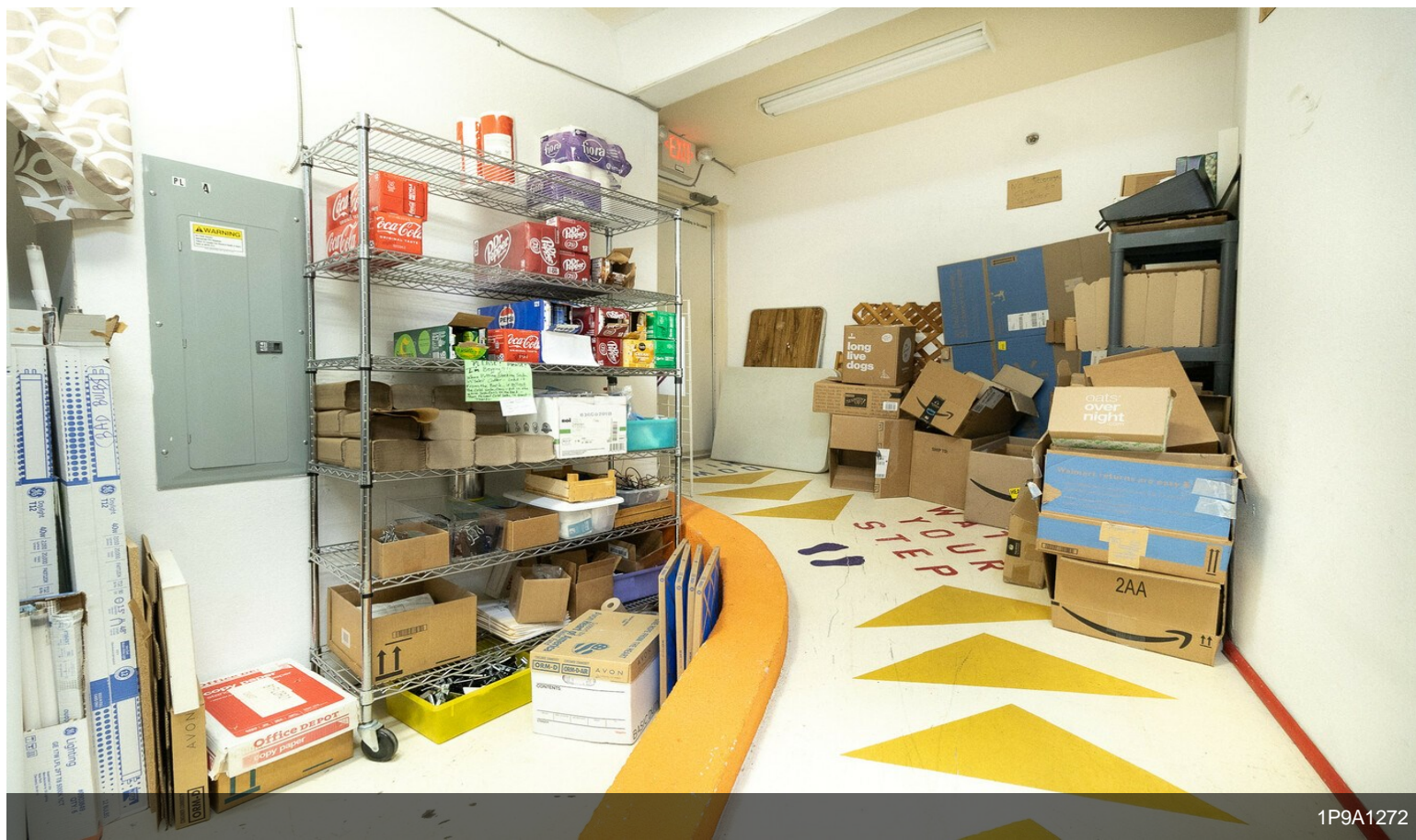

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Property Photos

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Property Photos

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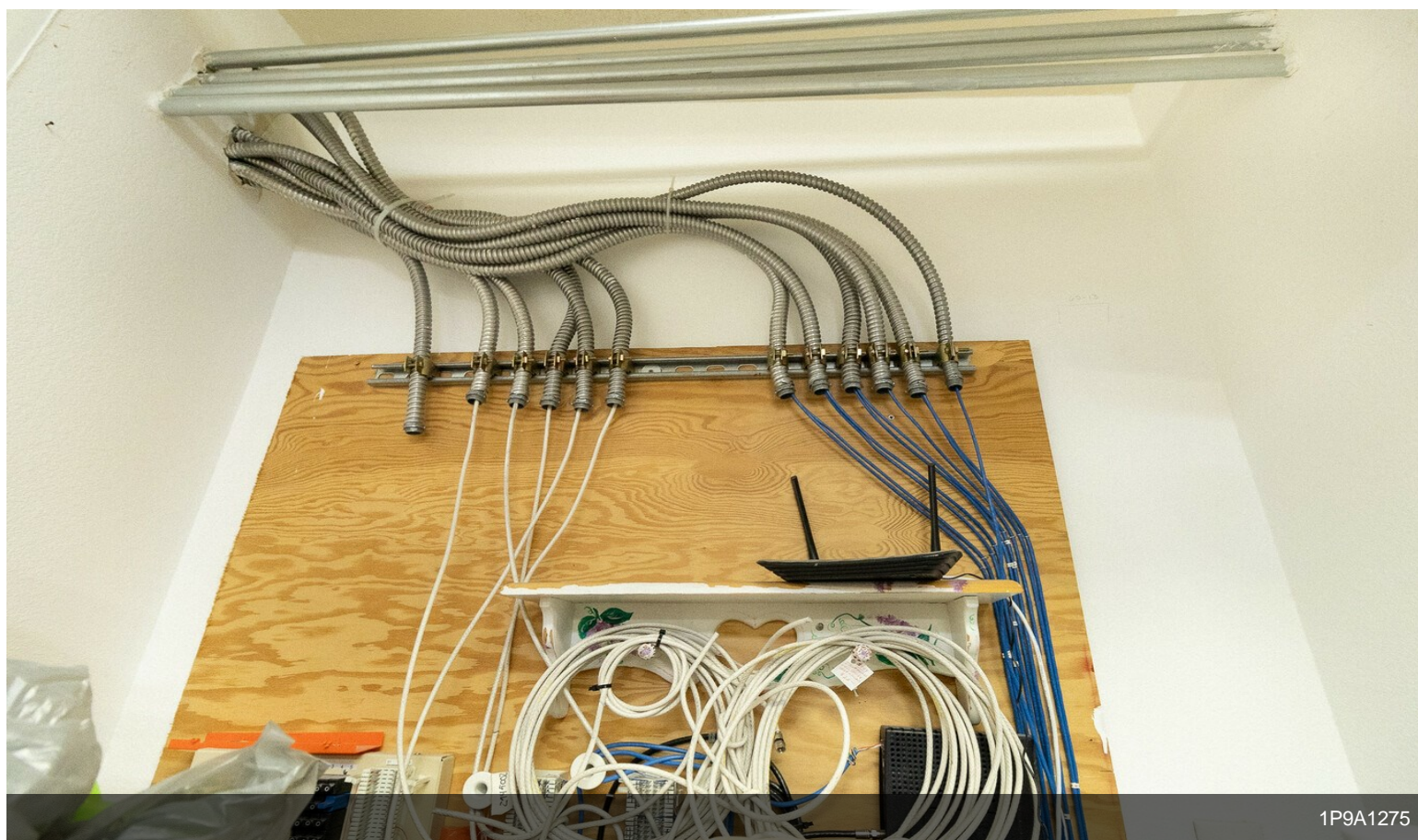
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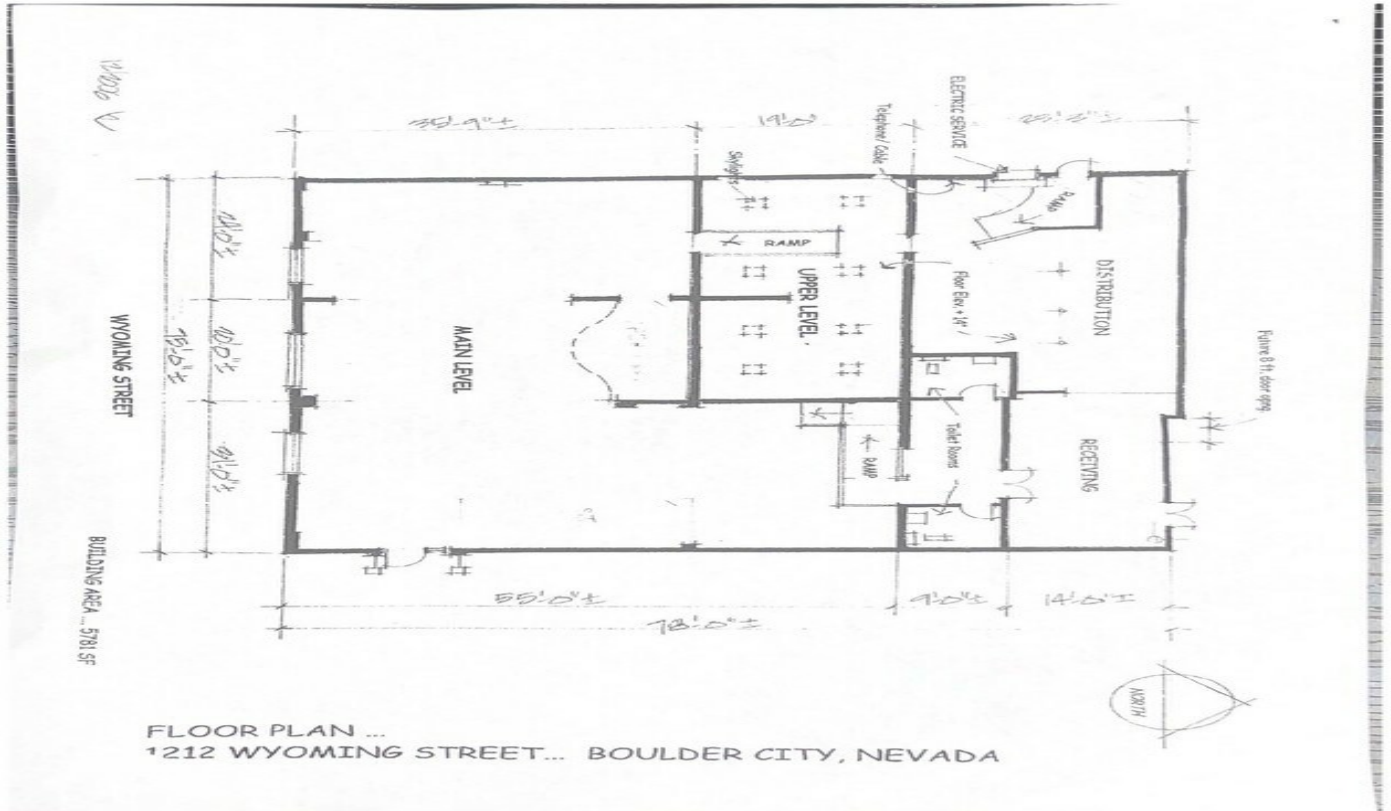

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Property Photos

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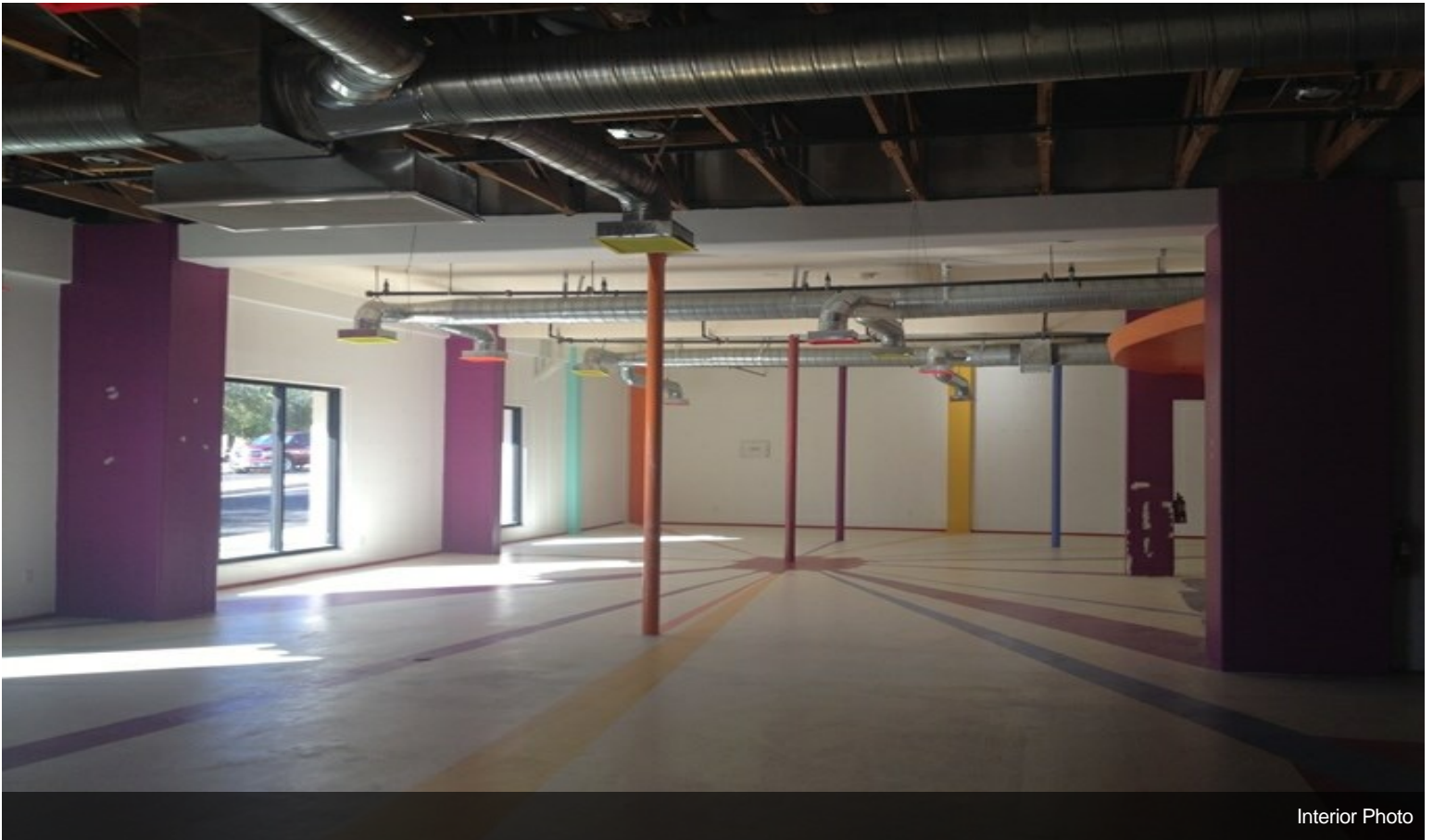# Property Photos

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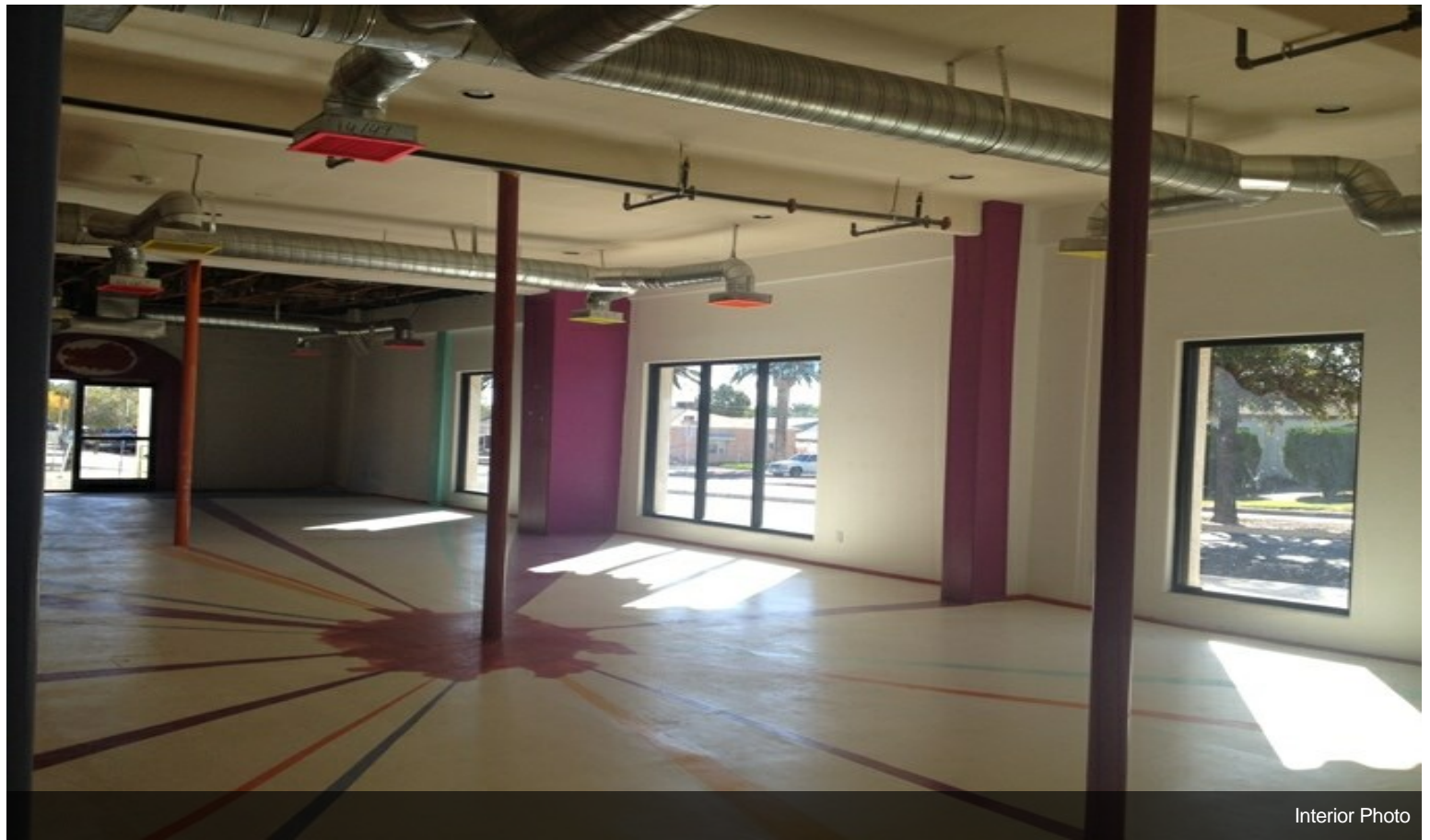

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DJI_0067

Property Photos

FLOOR PLAN ...
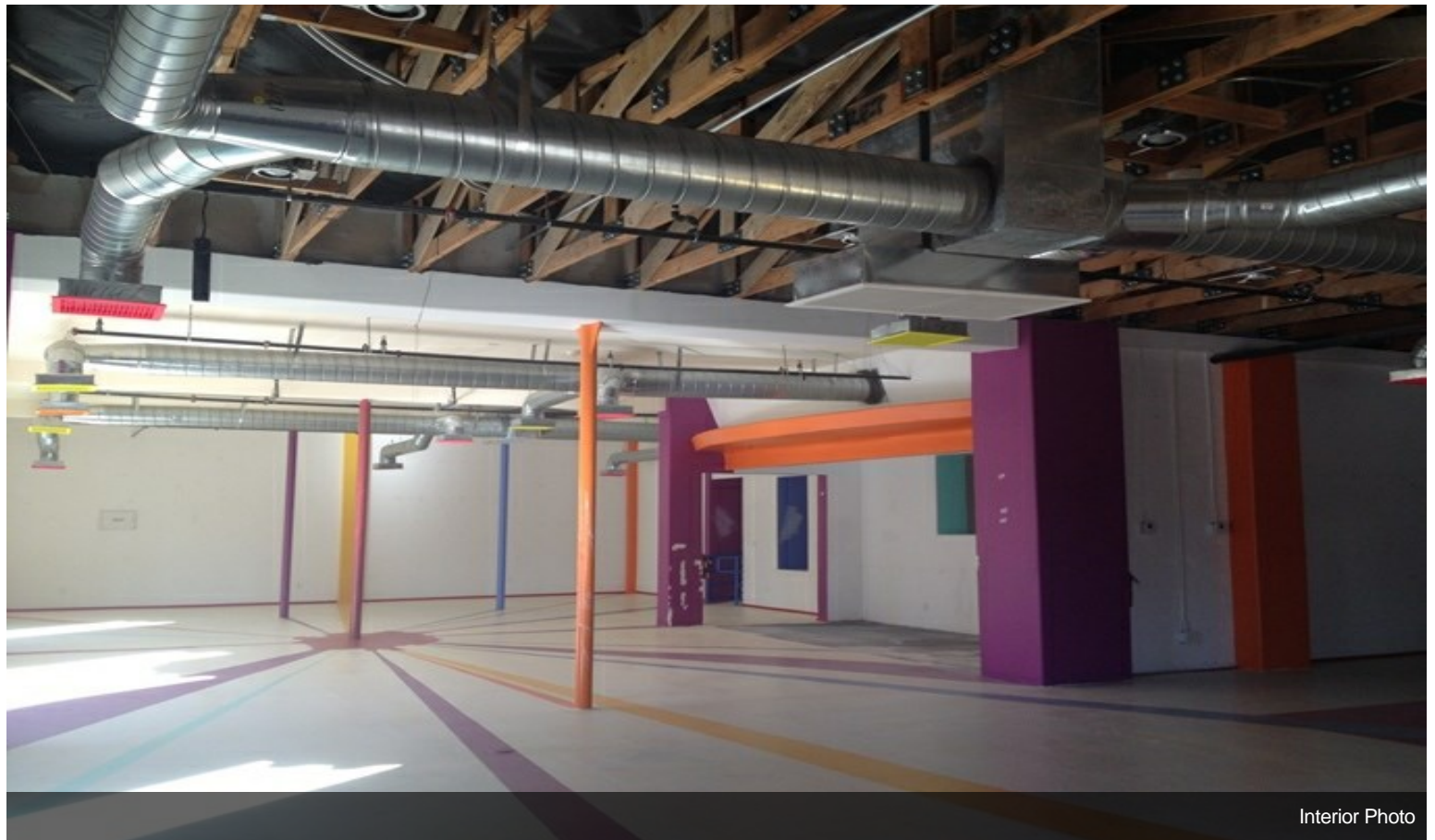1212 WYOMING STREET... BOULDER CITY, NEVADA
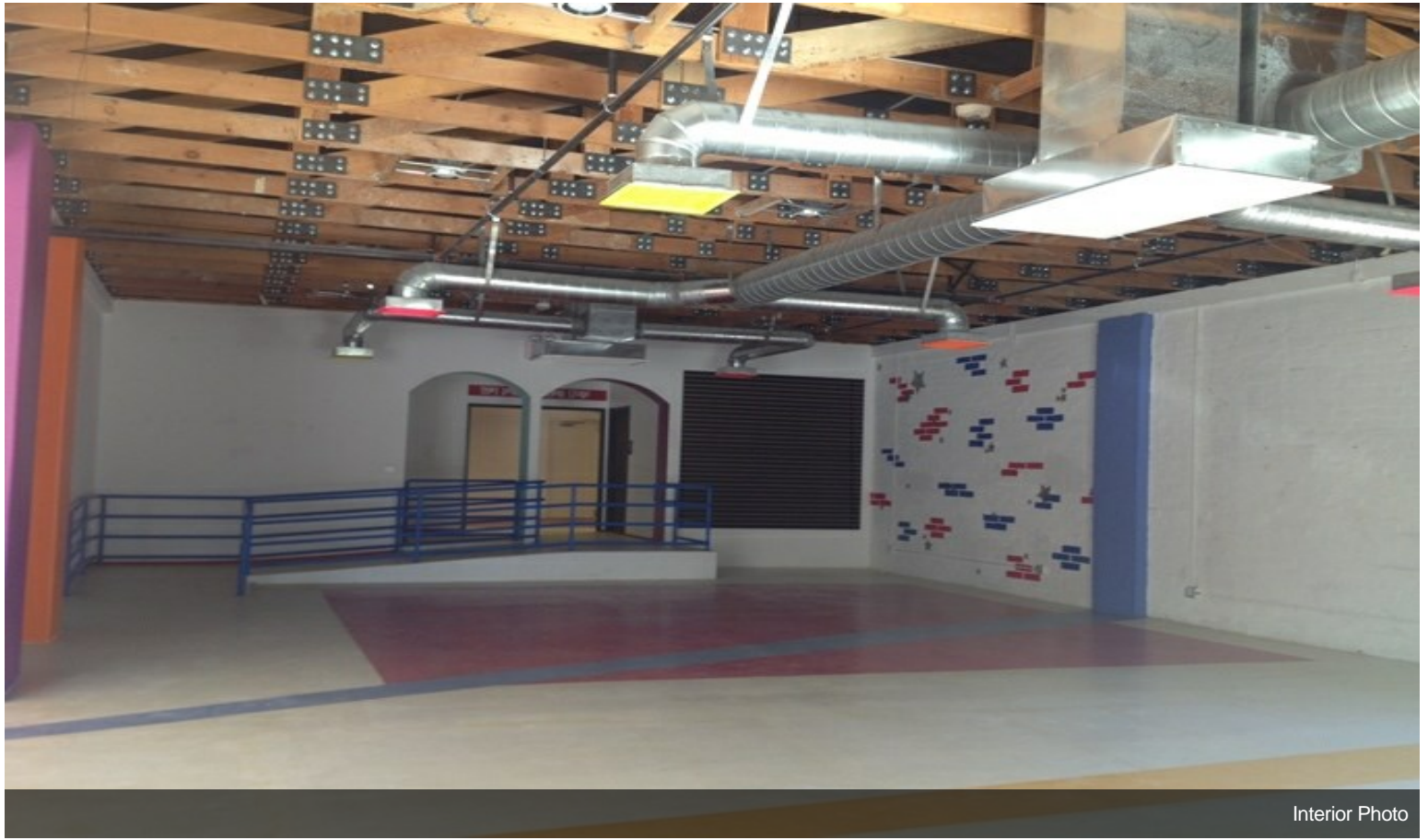
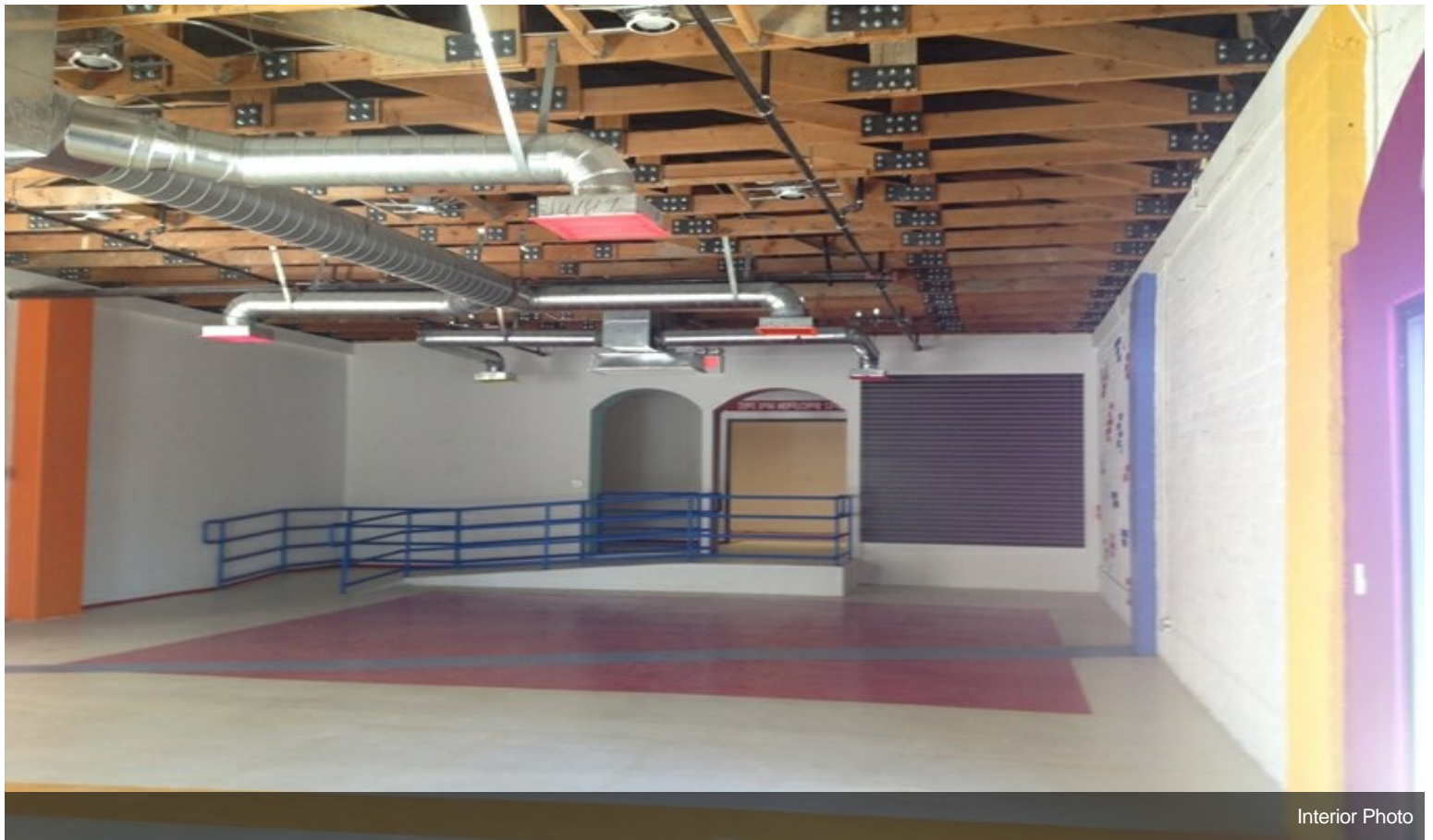ELECTRIC SERVICE

Interior Photo
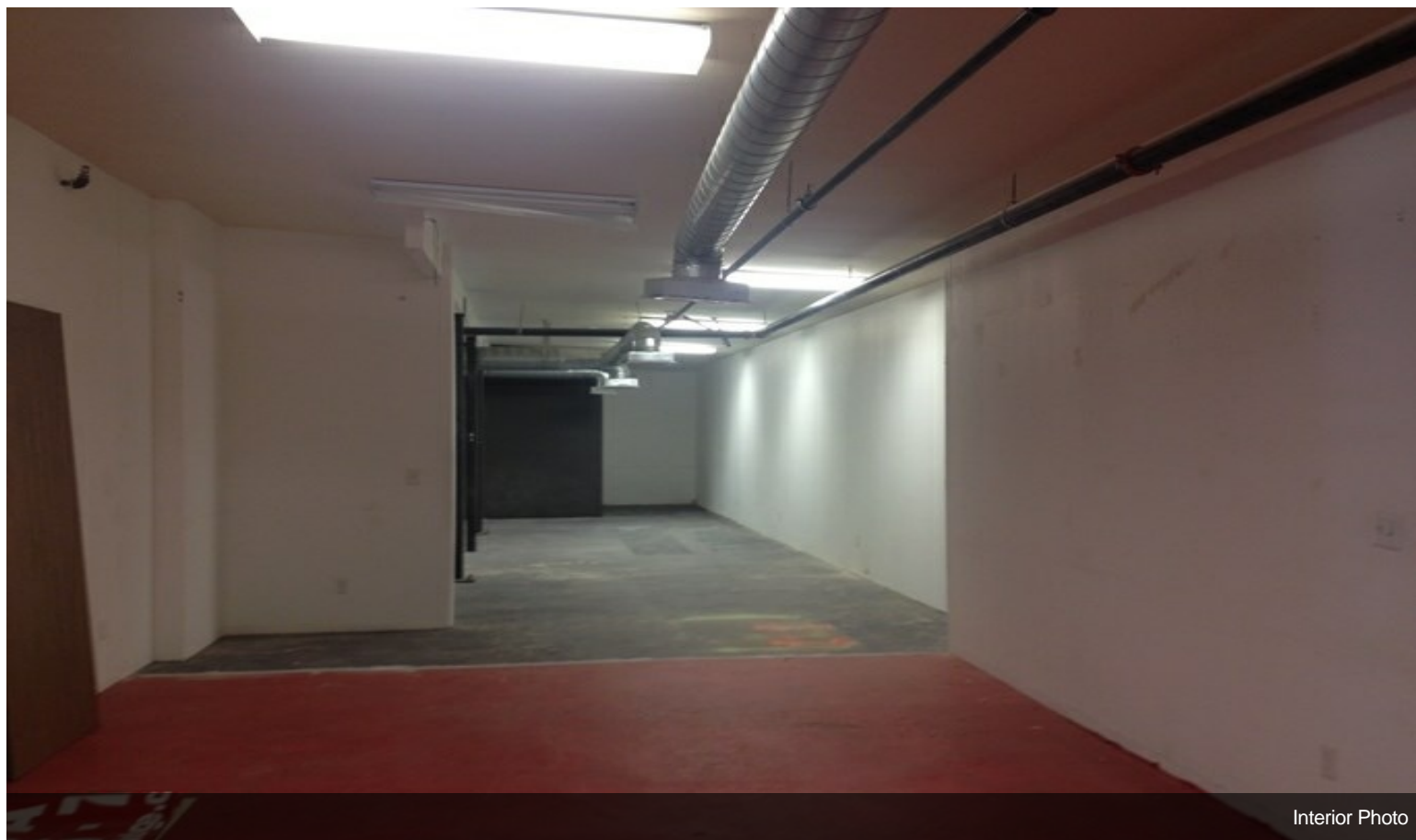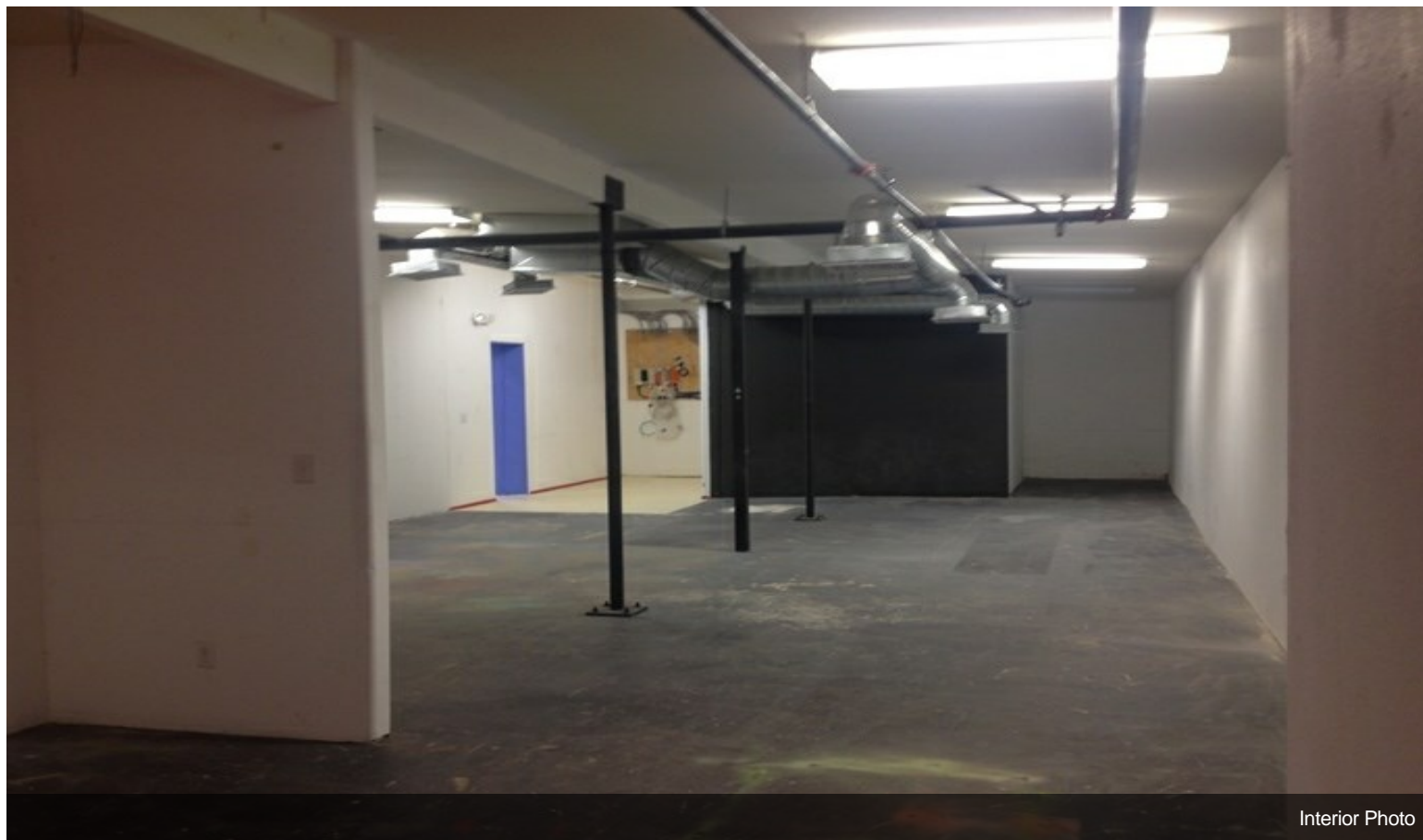
Property Photos

Interior Photo

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Property Photos

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Property Photos

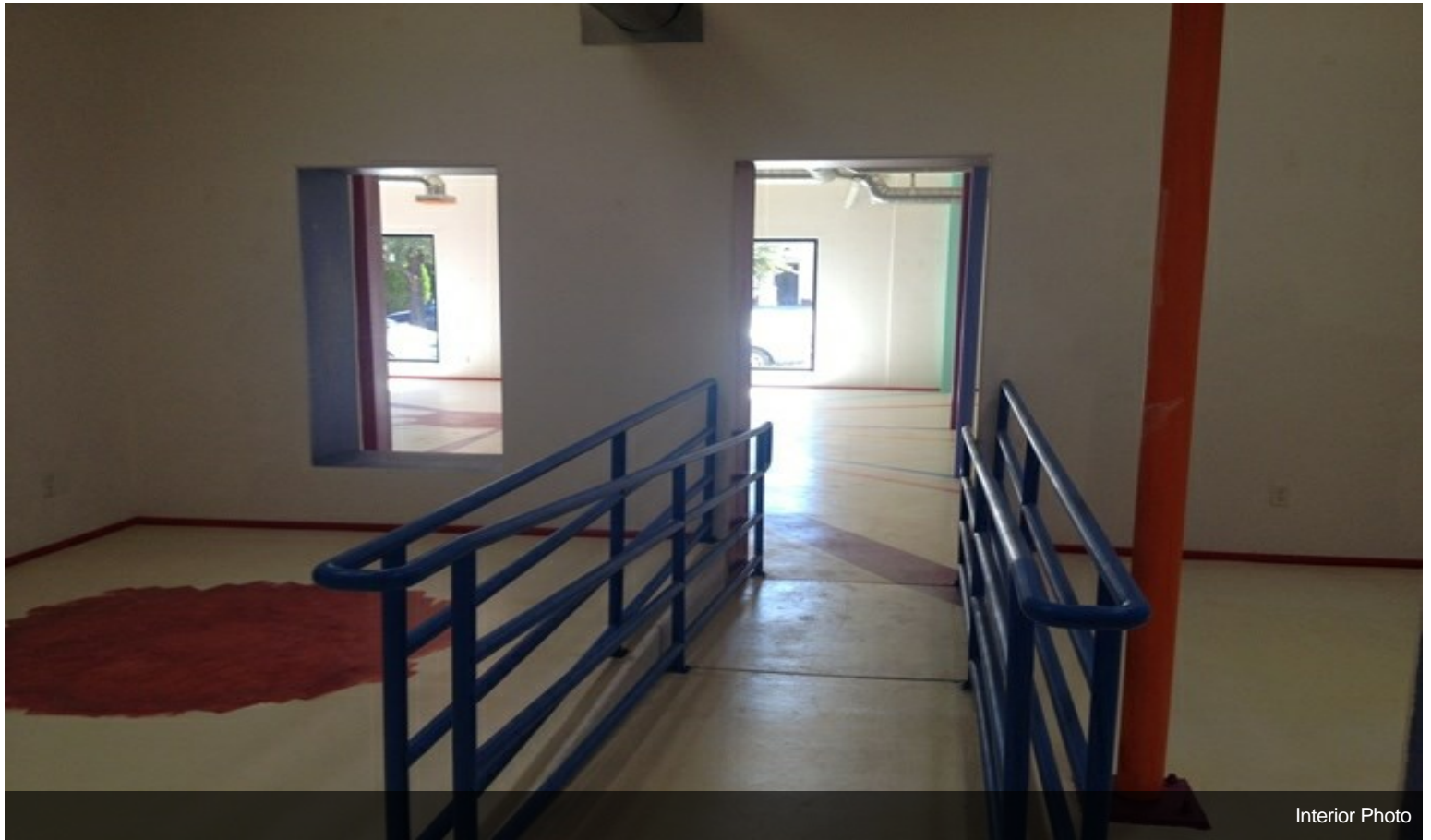Interior Photo

Interior Photo

Property Photos

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