

FOR SALE!

1229 East Carson Avenue,
Las Vegas, NV 89101

\$1,600,000



Dan Klatt

eXp Commercial
(702) 592-5324
S.56597, Nevada

- Church
- Restaurant
- Adult Day-Care
- Office
- Clinic

expTM
COMMERCIAL

TABLE OF CONTENTS



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eXp Commercial
(702) 592-5324
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SECTION I - PROPERTY INFO

Property Summary
Property Description
Property Photos

SECTION II - MAPS

Aerial Map

SECTION III - AGENT BIO

Professional Bio



SECTION I

**PROPERTY
INFO**



PROPERTY SUMMARY

Church - Restaurant - Adult Day-Care - Office - Clinic
Las Vegas, NV 89101



PROPERTY SUMMARY

List Price:	\$1,600,000
Bldg Size / \$/SF:	8,065 / \$198.39
Units / \$/Unit:	1 / \$1,600,000
Land SF / \$/SF:	28,314 / \$56.51
Acres / \$/Acre:	0.65 / \$2,461,538.46
Tenancy Type:	Single-Tenant

PROPERTY OVERVIEW

- SANCTUARY SEATS 200
- 2nd SANCTUARY SEATS 190
- COMMERCIAL KITCHEN
- FENCED PLAYGROUND
- 3 CLASSROOMS
- 3 NICE OFFICES
- WE FINANCE WHAT WE SELL
- COMMERCIAL KITCHEN
- GOOD PARKING
- GOOD PROPERTY CONDITION
- FUTURE UPSIDE GROWTH IN PROPERTY VALUE AS THE CITY REDEVELOPS
- WE FINANCE WHAT WE SELL

LOCATION OVERVIEW

This property is in the downtown Opportunity Zone and would be a great Legal Professional Office conversion, Medical Clinic or a Wedding Chapel, Funeral Home, or many other uses.



PROPERTY SUMMARY

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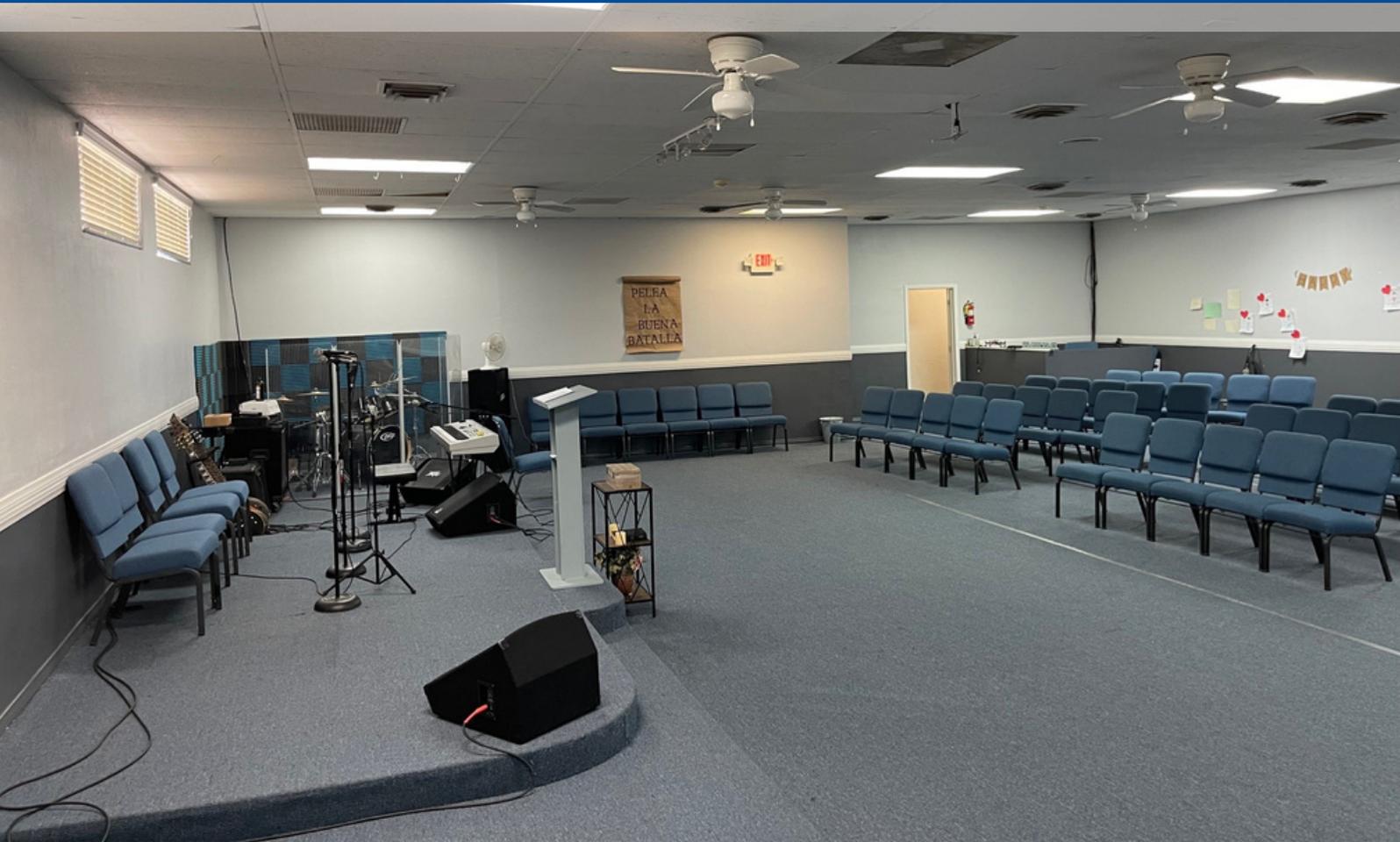


This property is in the downtown Opportunity Zone and would be a great Legal Professional Office conversion, Medical Clinic or a Wedding Chapel, Funeral Home, or many other uses. The property is on its 3rd owner and has been maintained as a church since day one. The covered patio is a great place for a barbeque or keep your car out of the sun.

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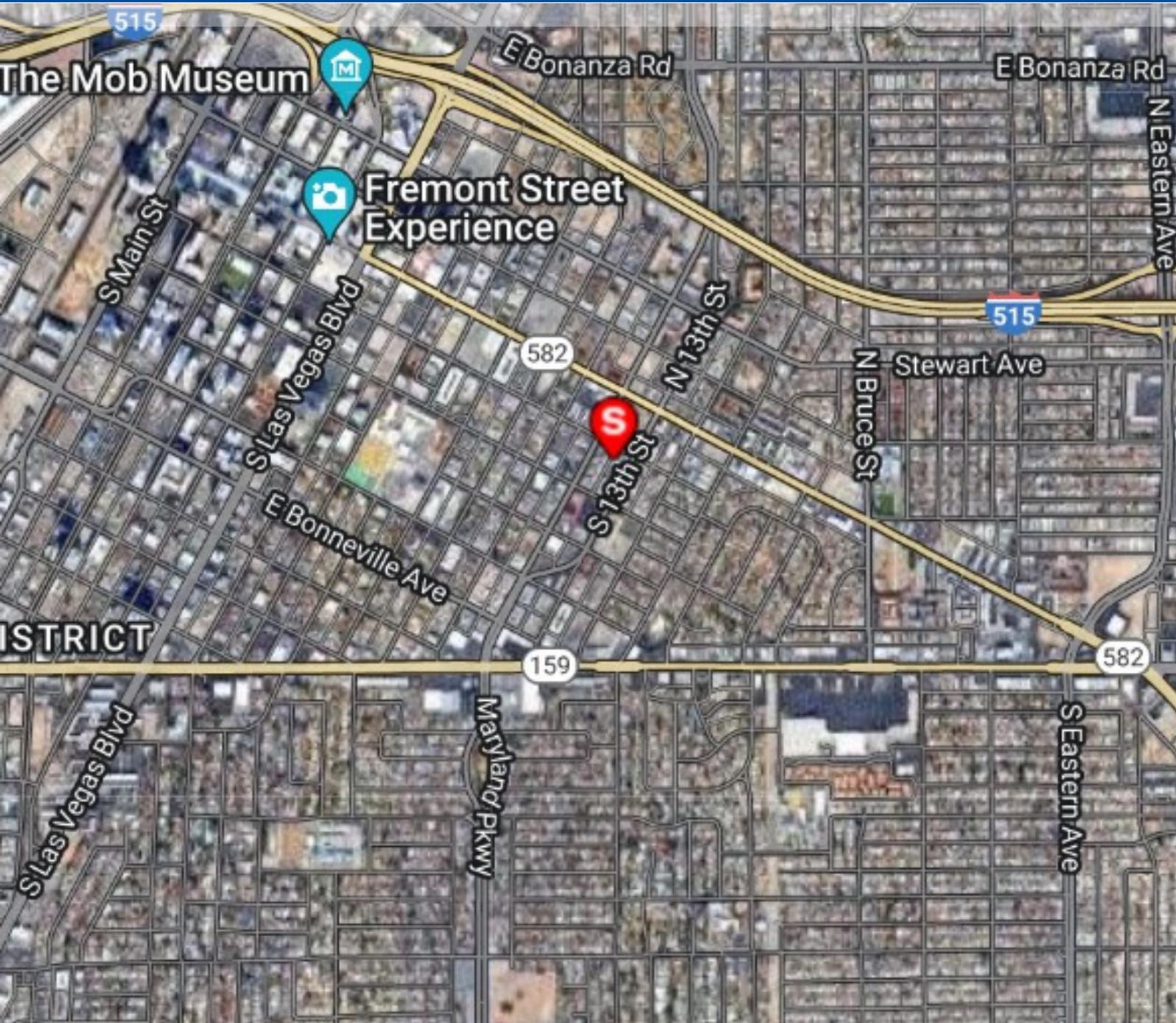
Las Vegas, NV 89101



AERIAL MAP

Church - Restaurant - Adult Day-Care - Office - Clinic

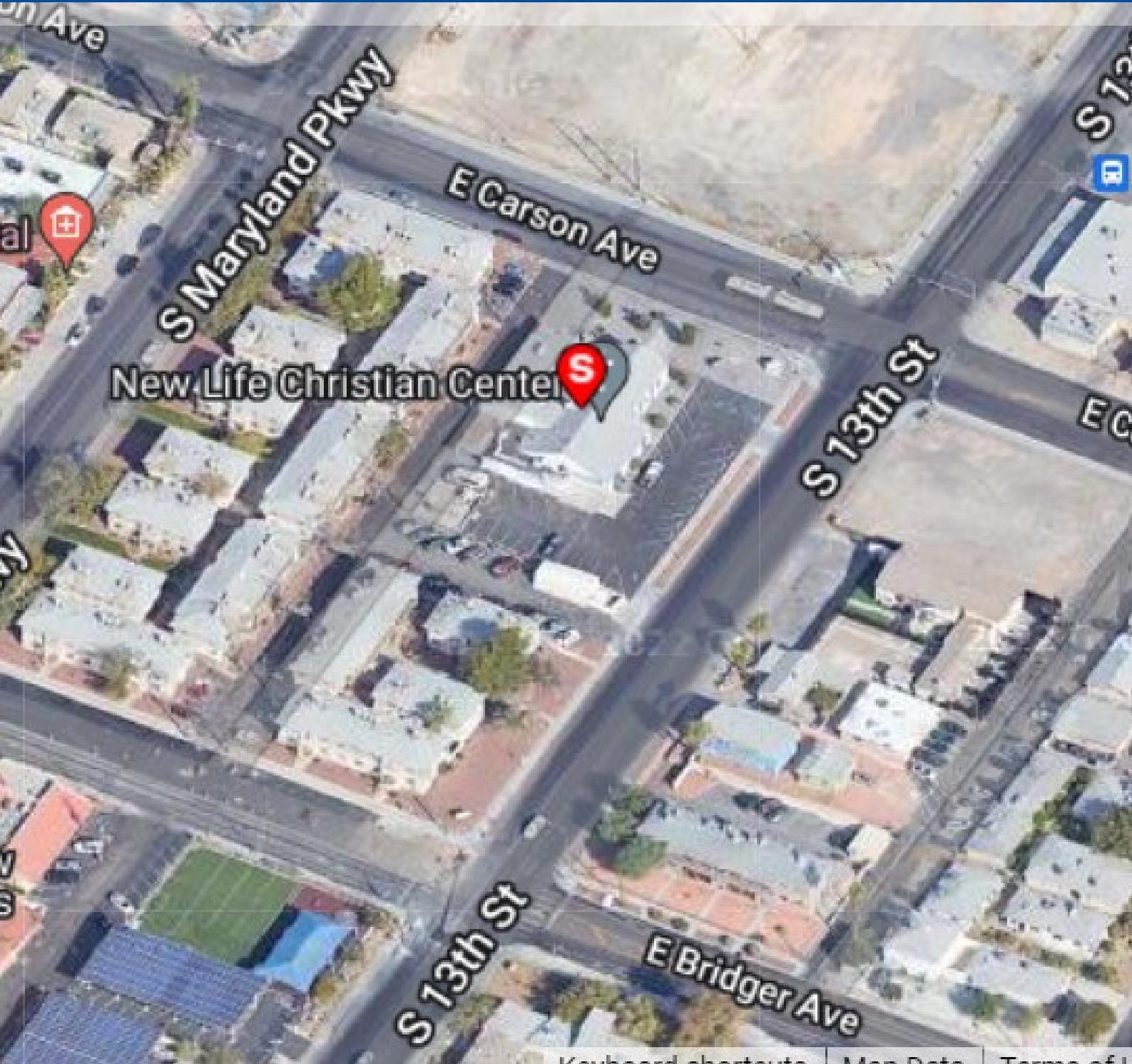
Las Vegas, NV 89101



AERIAL MAP

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[Keyboard shortcuts](#) | [Map Data](#) | [Terms of Use](#)

SECTION III
AGENT BIO



PROFESSIONAL BIO

Church - Restaurant - Adult Day-Care - Office - Clinic
Las Vegas, NV 89101



Let me introduce myself.
I'm Dan Klatt with eXp Commercial,
founder of
CHURCH GUY NETWORK.
Nevada License: S.56597

After 33 years in the Custom Car and Collision Repair industry, the Lord very literally, placed me in this ministerial position in 2003, long story.

That's when I discovered how hard it is for a church to find good people to help in the commercial real estate industry.

Sure, there are plenty of agents out there that will work with you until it gets hard, then they suddenly ghost you.

In January 2023, we'll celebrate 20 years of serving Churches Only, including their Schools and Day-Care Centers, with expert real estate services designed for your ministry's specific needs.

