

FOR SALE - 2 COMMERCIAL BUILDINGS, BUY ONE OR BUY BOTH

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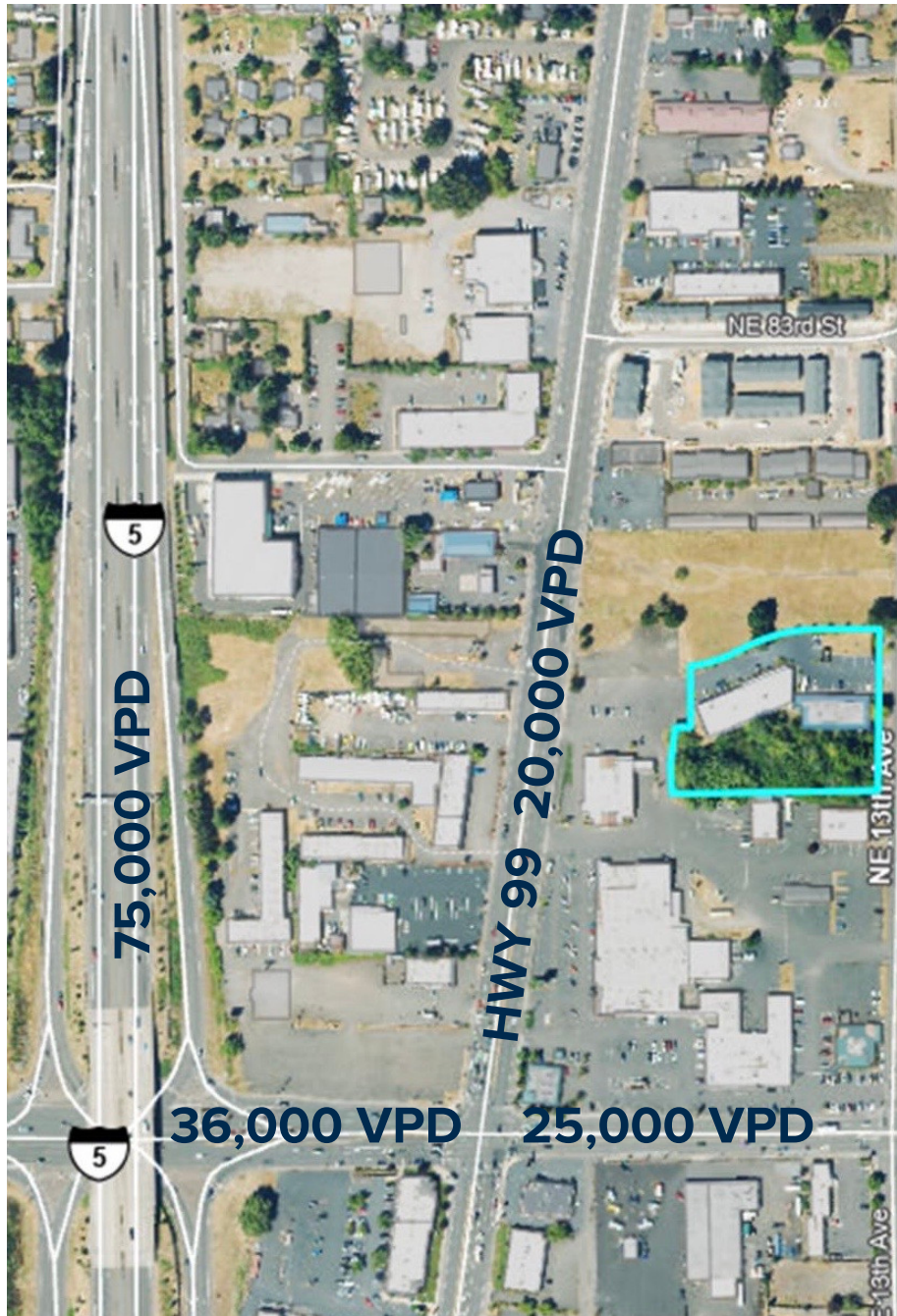


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HAZEL DELL - HWY 99 VISIBILITY & ACCESS

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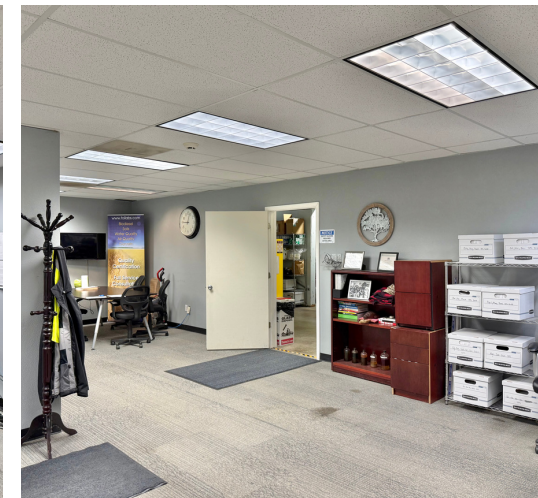
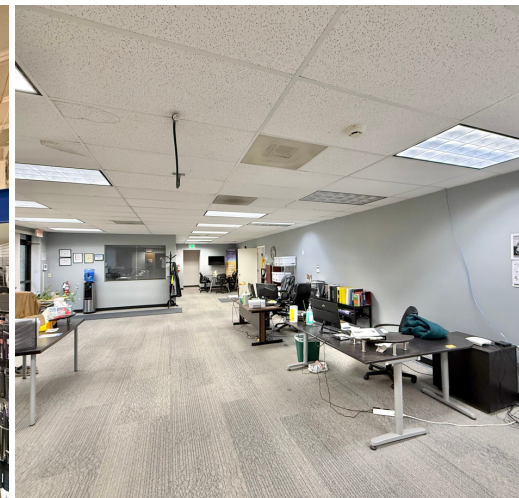
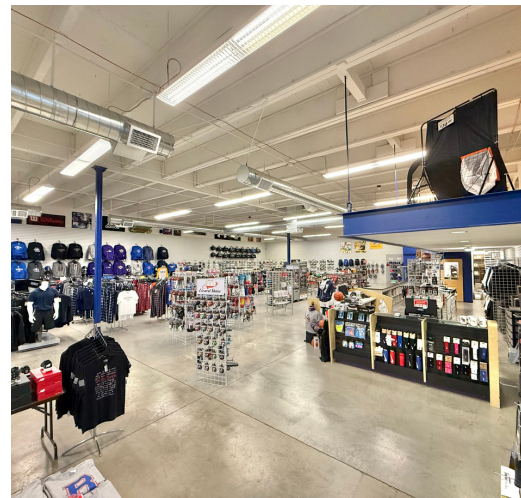


ADDITIONAL FEATURES

- Ideal opportunity to purchase one or two buildings in Hazel Dell with Hwy 99 frontage
- Property features one 10,200 SF retail building and one 11,200 SF two-story office-flex building
- The high traffic counts and easy access to I-5 allow for maximum visibility and easy ingress-egress
- Property currently undergoing a condominiumization process so each building can be owned individually with the benefits of a shared parking lot
- The General Commercial Zoning allows for most retail, office, and medical uses ([Clark County Code](#))
- Lower section of the office building is currently lease through March 2027 for \$4,660/month providing immediate income
- Priced at \$5,500,000 for both buildings.
- Owner Financing Available.

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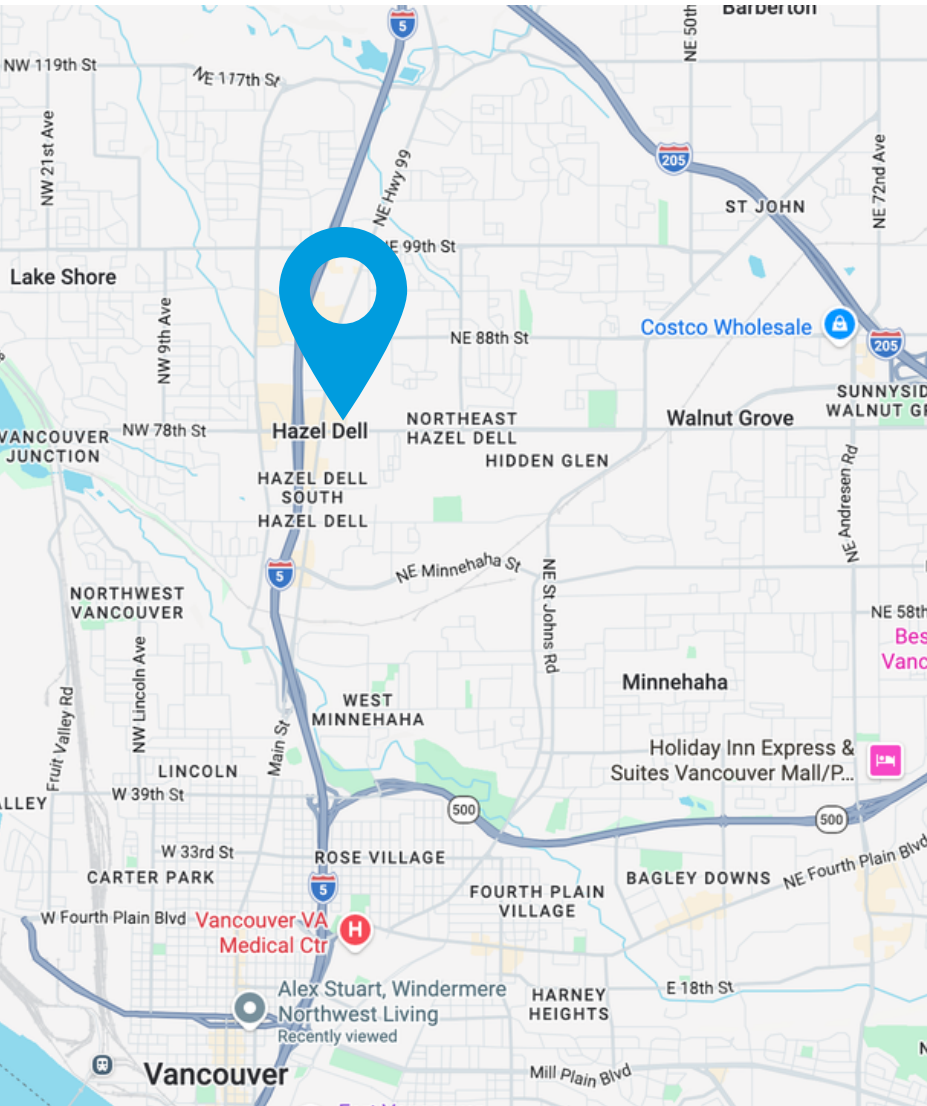


PROPERTY FEATURES

- 10,200 SF Retail
- Visibility and signage from the freeway
- High ceilings
- Possible uses - retail, church, gym/fitness, showroom, distribution
- \$2,700,000

PROPERTY FEATURES

- 5,600 SF on office/flex space on main level
- 5,600 SF of flex/storage space on lower level
- Rollup door to the flex/storage space
- 3 phase power
- Possible uses - flex, office, medical lab/testing
- \$2,800,000



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,995	102,010	208,687
Median Household Income	\$75,294	\$95,177	\$91,012
Average Household Income	\$97,791	\$114,300	\$112,071



DIRECT HWY 99 VISIBILITY & ACCESS

A rare opportunity to acquire one or two prominent commercial buildings totaling 21,400 SF on Highway 99 in Hazel Dell, featuring a 10,200 SF retail building and an 11,200 SF office-flex building with immediate income, exceptional visibility, and convenient access to I-5.