

MULTIFAMILY PROPERTY FOR SALE

316-322 N 14TH ST, LAS VEGAS, NV 89101

THE PERCH



FOR MORE INFORMATION:

ADAM PAUL MACALUSO
702.909.7047
paul@turnermacgroup.com

3042 SOUTH DURANGO DR | LAS VEGAS, NV 89117

BUYLASVEGASAPARTMENTBUILDINGS.COM

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OFFERING SUMMARY

Sale Price:	\$2,120,000
Building Size:	4,800 SF
Lot Size:	0.42 Acres
Number of Units:	10
Cap Rate:	5.1%
NOI:	\$108,039
Year Built:	1953
Renovated:	2019
Market:	Central
Submarket:	Downtown

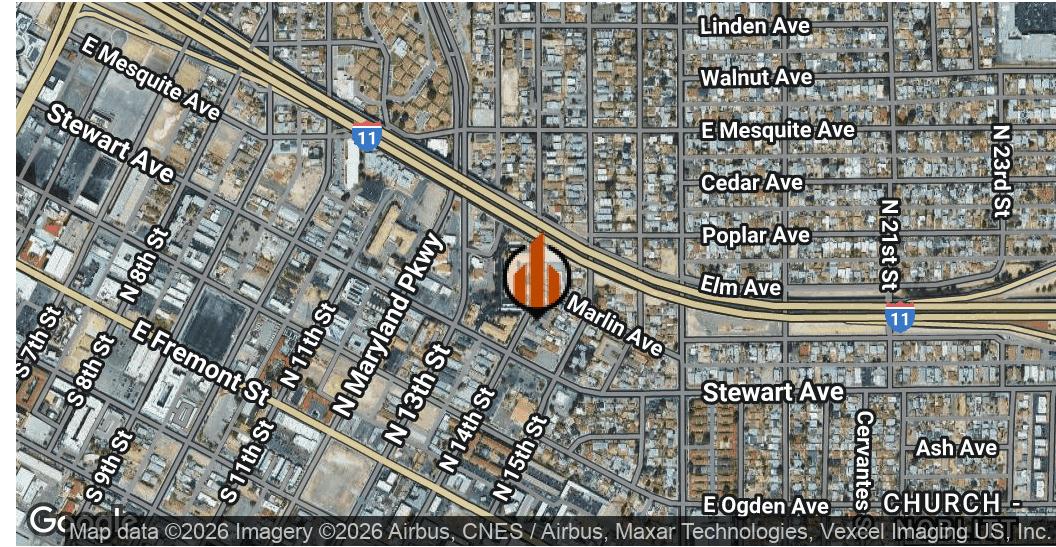
LOCATION OVERVIEW

316-322 N 14th Street is located in the heart of Downtown Las Vegas, an area that continues to benefit from sustained public and private investment, rising residential demand, and ongoing redevelopment.

Residents enjoy close proximity to Fremont Street, the Arts District, major employment hubs, dining, entertainment, and public transportation—making the area especially attractive to long-term renters who value access, walkability, and connectivity.

The surrounding neighborhood has seen consistent infill development and revitalization, reinforcing housing demand while limiting new supply. Properties in this pocket benefit from downtown's continued transformation into a true live-work-play environment, supporting both rental stability and long-term appreciation.

As Downtown Las Vegas continues to mature, assets like 316-322 N 14th Street remain well-positioned to benefit from the area's upward trajectory—offering residents an authentic urban lifestyle and investors exposure to one of the city's most resilient rental submarkets.



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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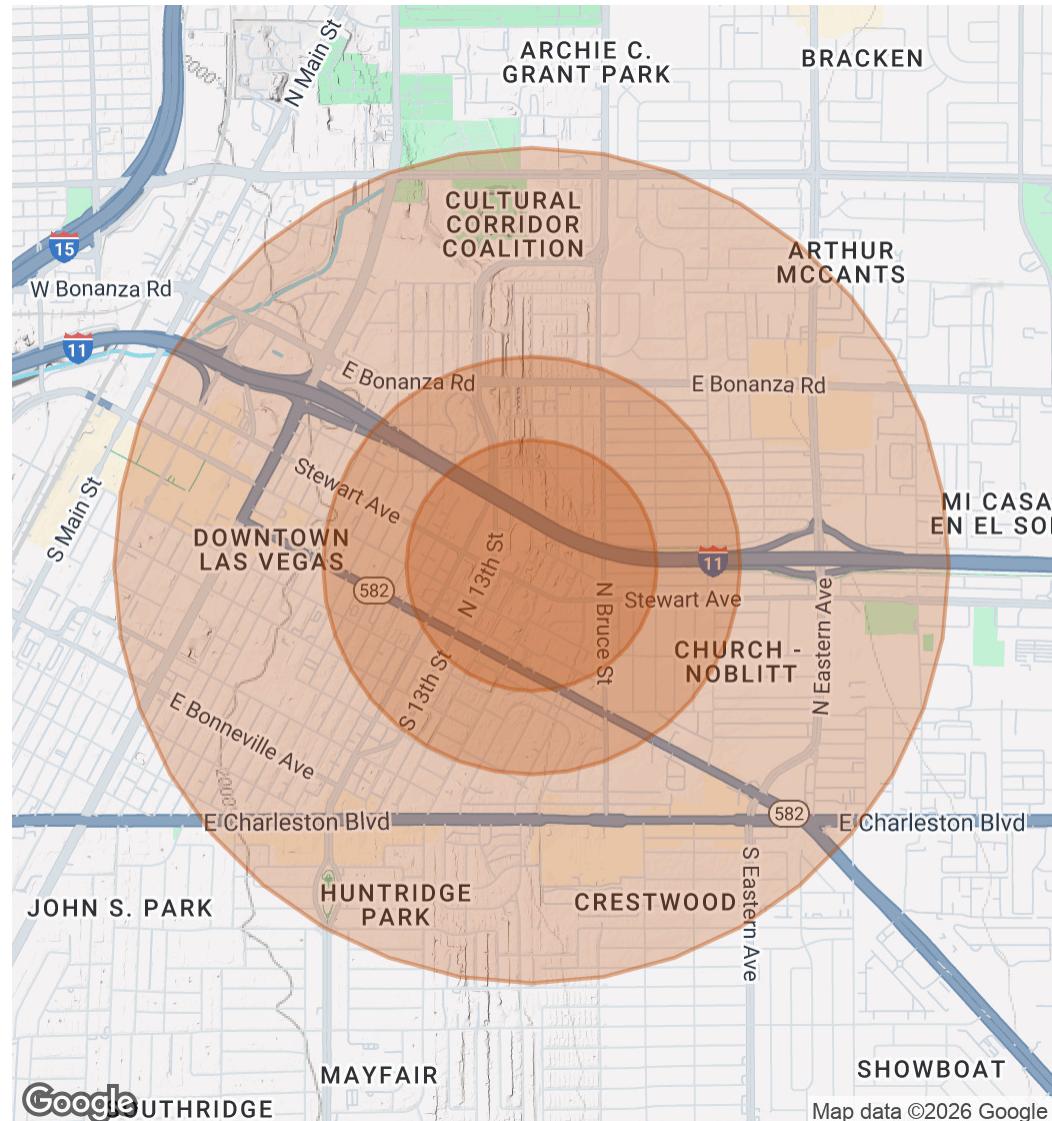
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,790	8,424	27,734
Average Age	43	41	39
Average Age (Male)	43	42	39
Average Age (Female)	42	40	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,463	4,218	12,005
# of Persons per HH	1.9	2	2.3
Average HH Income	\$39,412	\$44,322	\$49,826
Average House Value	\$261,088	\$304,510	\$309,061
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	48.0%	50.9%	56.1%
RACE	0.3 MILES	0.5 MILES	1 MILE
% White	31.5%	28.6%	25.7%
% Black	15.7%	16.5%	16.5%
% Asian	5.4%	5.1%	4.1%
% Hawaiian	0.8%	0.6%	0.5%
% American Indian	1.5%	1.5%	1.6%
% Other	26.0%	29.0%	31.9%

Demographics data derived from AlphaMap



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"We were absolutely amazed with the dedication and professionalism Paul demonstrated when he listed our property. Within a week of taking our listing, Paul presented us with detailed marketing material and had already brought forward numerous investors with serious offers. Throughout the escrow process, he continued to stay on top of ensuring all of our commitments were upheld and that the Buyer was kept happy in order to make it a smooth escrow period. Going forward we hope to work more closely with Paul as we continue to acquire and sell properties."

ADAM FOULAD KLA CAPITAL SERIES

"Paul sold 3 apartment buildings for my family within a 7 month period. He made the right suggestions at the right time to position our assets for a quick sale at the highest price the market could bare. Paul handled things efficiently, professionally and was always courteous while working with us"

MR & MRS LEE/LEE FAMILY

"We are very appreciative for Paul successfully selling our apartment building in Las Vegas. Paul Macaluso presented himself in a professional calm manner, most knowledgeable and considerate of our needs. We are pleased to recommend Paul without hesitation. Thank you for your hard work, dedication and guidance through the transaction. Sincerely we wish you all the success in the future."

EZRA HAREL OMEGA GLOBAL INVESTMENT GROUP

"We have been very impressed by Paul's ability to literally read our minds and deliver each and every time a property that we need to sustain the growth of our portfolio"

EDDIE HADDAD, GREAT BRIDGE PROPERTIES

"Paul has been a great asset while looking for real estate investments in Las Vegas. Paul does not simply look for opportunities where he can make money, but is looking for you to have a great long term investment. Having gone through four escrows with Paul, they have all gone smoothly as he has guided us along. Paul goes the extra mile for you and will definitely assist you in your real estate investments. If you are an out of town investor, I would highly recommend Paul because he makes the process simple and will find you great opportunities"

ANTHONY MARINACCIO, MARINACCIO LAW

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ADAM PAUL MACALUSO

President of Multifamily Investments

paul@turnermacgroup.com

Direct: 702.909.7047 | Cell: 702.542.1993

NV #BS0145166.LLC

PROFESSIONAL BACKGROUND

When entering or exiting the Multifamily asset class it's crucial to your success as an investor to be aligned with a qualified trusted advisor who will put your needs above all else. Paul Macaluso is President of Multifamily Investments at Simply Vegas Commercials and is a specialist in the acquisition and disposition of Multifamily assets with a over decade of experience helping Multifamily property owners achieve and exceed their investment goals

With a unique fresh approach and the aid of today's modern cutting edge technology Paul Macaluso Guarantees to position investors for success with their Las Vegas Multifamily investment needs.

Being able to have a reliable professional as your boots on the ground is key to identifying profitable opportunities in the Las Vegas Multifamily market. Whether the market is up, down or sideways Paul Macaluso has been able to guide his clients towards above average returns in every market condition. With his unwavering determination along with uncompromising definiteness of purpose Paul Macaluso can and will Guarantee your success withiin the Las Vegas Multifamily asset class of our commercial market.

MEMBERSHIPS

5 Points Business Association

Greater Las Vegas Association of Realtors

Commercial Real Estate Alliance

Simply Vegas Apartment Building Asset Specialist
3042 South Durango Dr
Las Vegas, NV 89117
702.542.1993

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