

1404 COLORADO ST., BOULDER CITY

SALE PRICE - \$1,600,000



YOUR PARAGRAPH TEXT



Main entrance - lower parking lot



Rear entrance - upper parking lot

SALE ~ LEASE ~ JOINT VENTURE



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PROPERTY HIGHLIGHTS

PRICING - \$1,600,000

- 1.6 acres (69,696sf lot)
- APN# 186-04-401-016
- C-1 zoning (City Boulder City)
- Building size - 25,367sf
- 48+/- regular parking spaces + 2 handicapped
- Elevator
- Main lobby area
- 3 building entrances



STREET ENTRANCE



WEST SIDE VIEW



EAST SIDE VIEW



PICNIC PAVILLION



STREET VIEW FROM COLORADO



MAIN LOBBY STAIRCASE

This property had been the administrative headquarters for the Bureau of Parks and Recreation and then Las Vegas Paving among other notable users.

A remodel of the property commenced to meet the needs of a regional health care provider but, due to unforeseen circumstances, the tenant couldn't proceed.

There is a complete set of approved plans for review upon request.

PURCHASE:

Purchase for owner/user purposes or as investment. Existing lender (Town and Country Bank) is interested in continuing to lend on the property. With 30% down, T&C can offer favorable rates including lending funds to complete renovations.

JOINT VENTURE:

Owner would consider contributing the property (F & C) with tenant completing renovations at their expense with equitable ROI to owner during tenancy and profit participation at sale once property is stabilized.

LONG TERM LEASE:

Owner will consider completing build-to-suit improvements for a qualified, long-term (7-10 year lease term) tenant.

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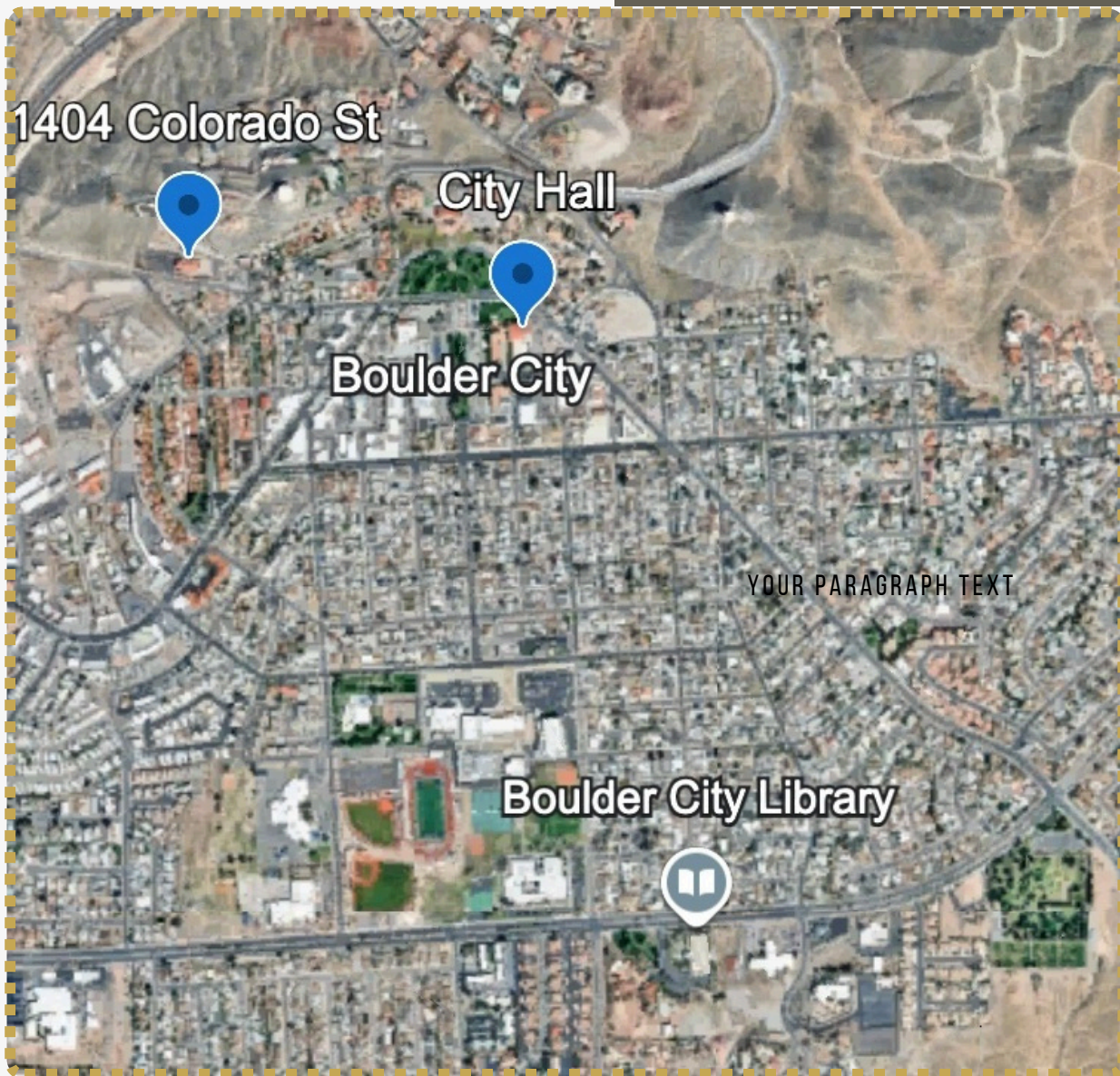
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LOCATION INFORMATION



Just beyond the glitz and glam is Boulder City, the town that built Hoover Dam. It doesn't take long to feel its thrill-seeking spirit and welcoming charm. But it may take a while to see all of the recreational and outdoor activities. There are so many ways to explore, whether it be by land, water or air.

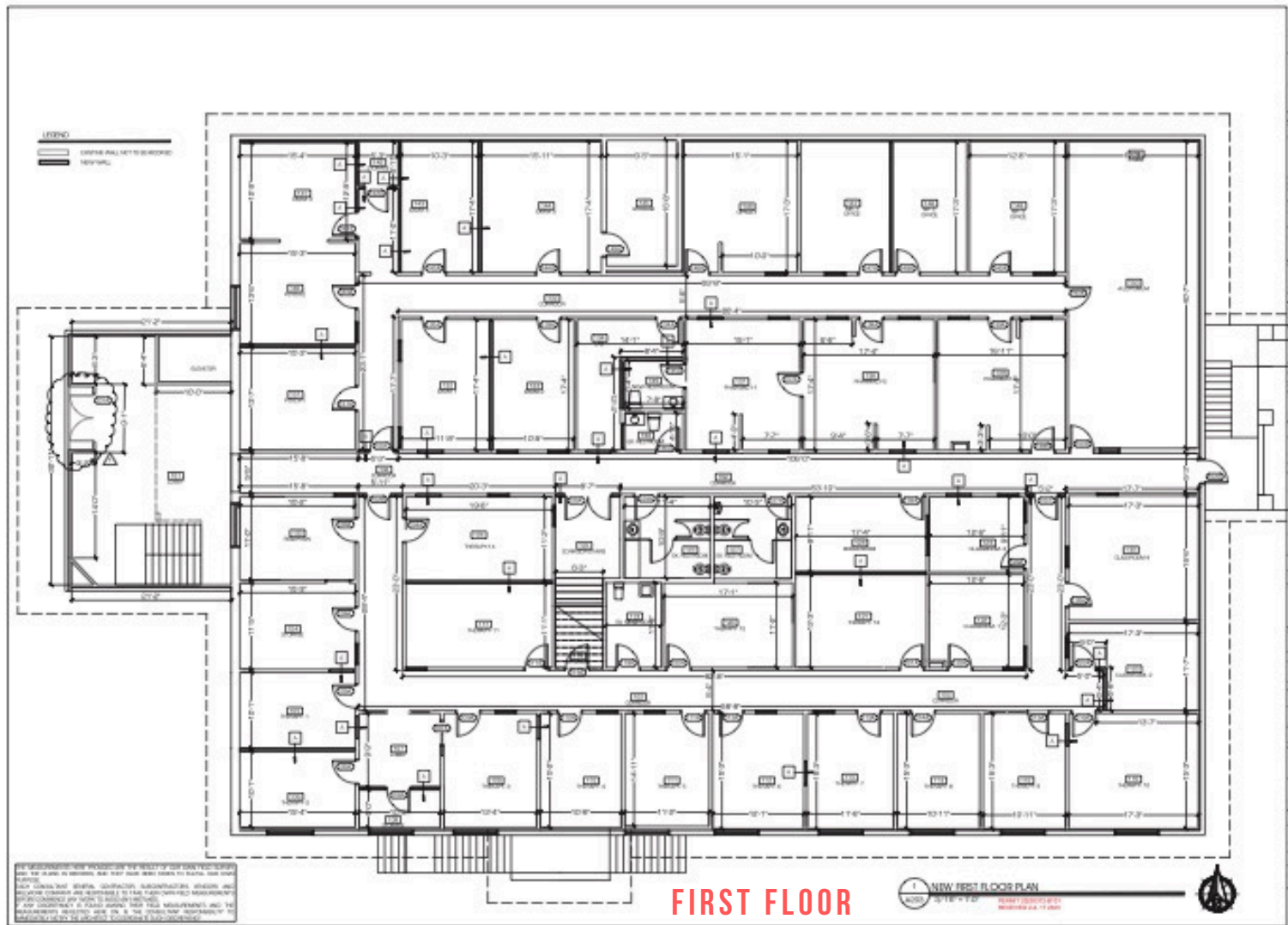
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PROPOSED FIRST FLOOR PLAN



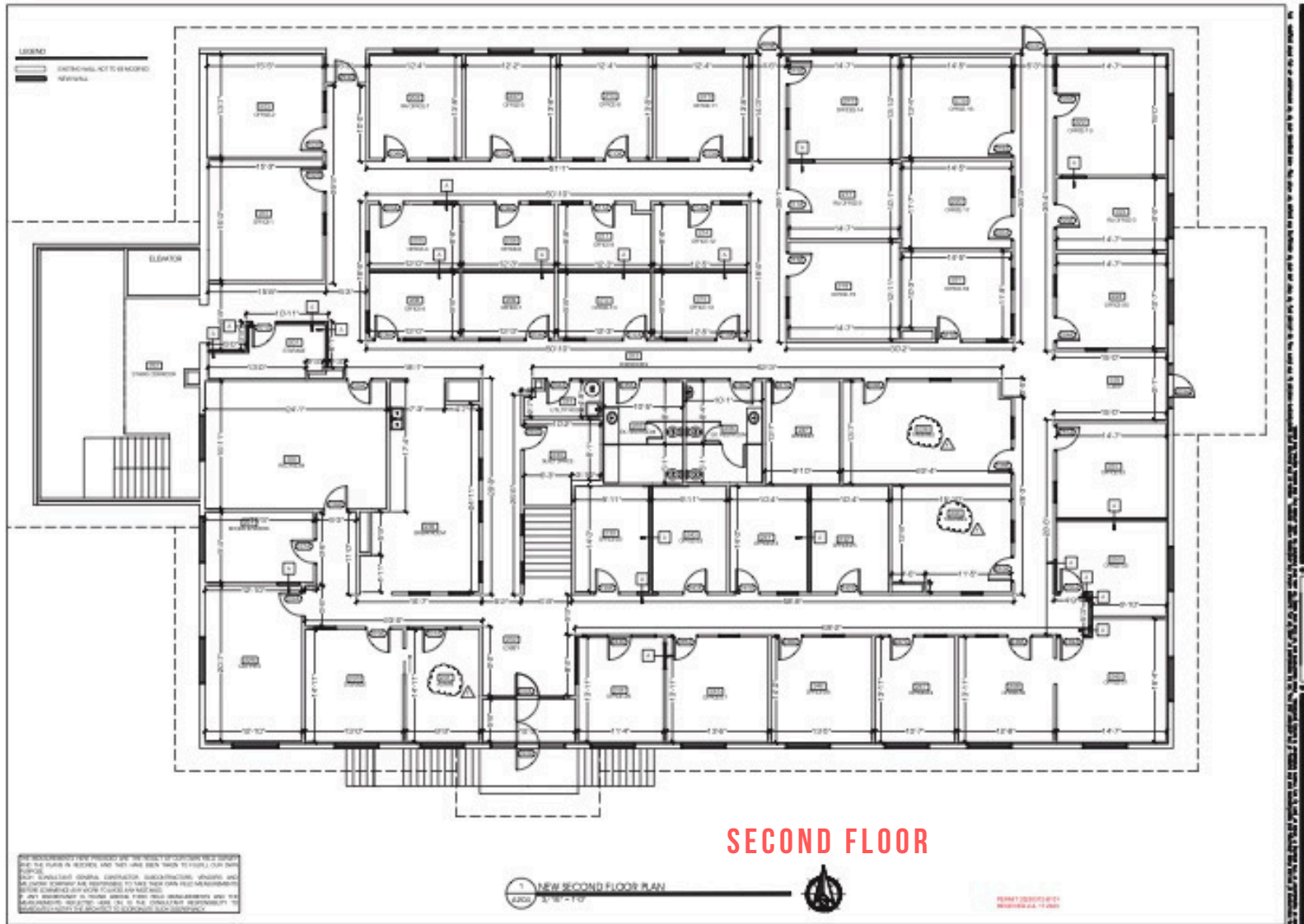
DISCLAIMER: All measurements are estimates. Broker/buyer to verify all information

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PROPOSED SECOND FLOOR PLAN

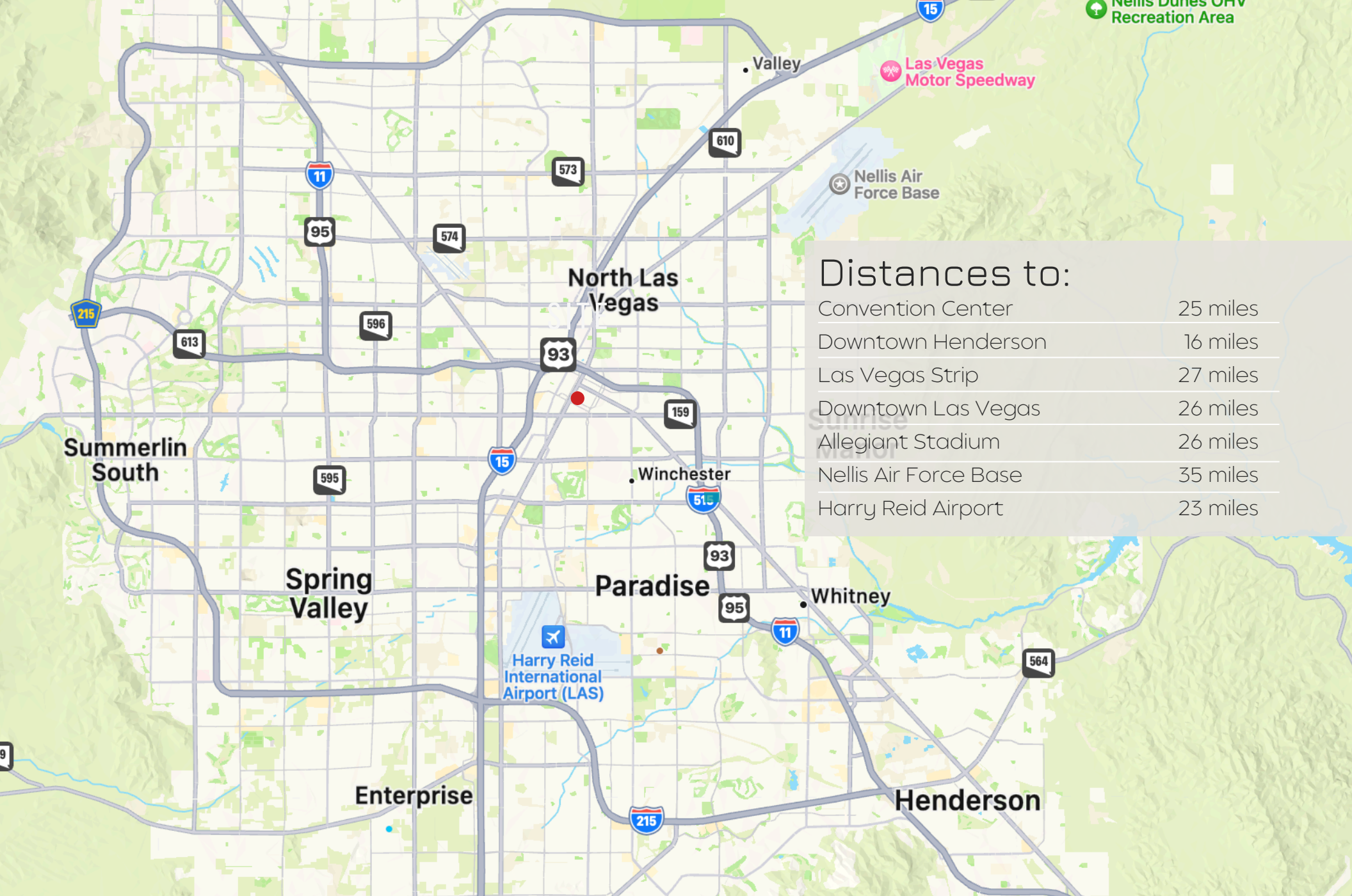


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Distances to:	
Convention Center	25 miles
Downtown Henderson	16 miles
Las Vegas Strip	27 miles
Downtown Las Vegas	26 miles
Allegiant Stadium	26 miles
Nellis Air Force Base	35 miles
Harry Reid Airport	23 miles

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