

Crown Motel For Sale or Lease OWC!



Presented By:
Simply Vegas - Green Valley

2855 Fremont St, Las Vegas, NV 89104



Crown Motel

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Property Details

Price: \$3,500,000

- Great Potential of Transitional Housing or Master Lease
- Landlord Will Consider Master Lease to a Single Tenant User
- Owner Will Carry with 50% Down Payment
- Remodeled in 2024
- Located on World Famous Fremont Street only 1.6 miles from Downtown Las Vegas
- Rooms previously had kitchenettes for longer term tenants

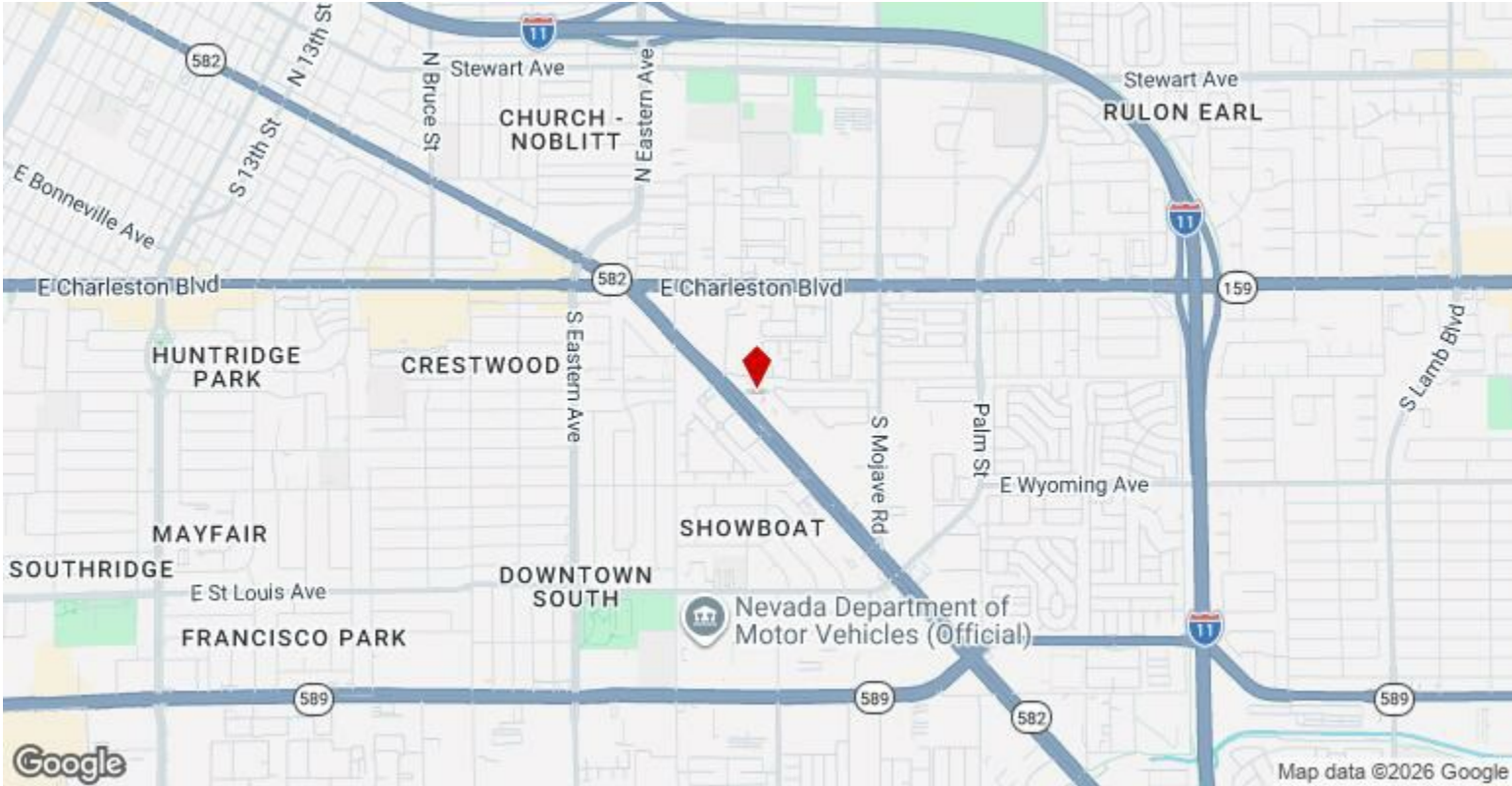
View the full listing here: <https://www.loopnet.com/Listing/2855-Fremont-St-Las-Vegas-NV/40853018/>

Price:	\$3,500,000
Property Type:	Hospitality
Property Subtype:	Hotel
Building Class:	C
Sale Type:	Investment
Lot Size:	0.37 AC
Gross Building Area:	10,332 SF
Sale Conditions:	1031 Exchange
Average Published Rate	155
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No. Rooms:	24
No. Stories:	2
Year Built:	1998
Parking Ratio:	2.03/1,000 SF
Corridor:	Exterior
Zoning Description:	CG / EM

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Location



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Property Photos



Building Photo



Primary Photo

Crown Motel

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Property Photos



Building Photo



Building Photo

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Property Photos



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Property Photos



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Property Photos



Aerial



Building Photo

Crown Motel

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Property Photos



Building Photo

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The Crown Motel – Value-Add Hospitality, Housing & Redevelopment Opportunity 2855 E. Fremont Street, Las Vegas, NV 89104 24-Unit Hospitality Property | Sale or Master Lease Opportunity | Owner Financing Available The Crown Motel presents a rare opportunity to acquire or master lease a recently renovated 24-unit property strategically located along the highly visible Fremont Street corridor in Las Vegas. Offered at just \$145,833 per key, the property provides exceptional flexibility for investors, operators, non-profit organizations, and housing providers seeking a turnkey asset with multiple potential uses. Situated on a fully fenced 0.37-acre parcel, the property can function as a traditional motel or be repositioned for a variety of alternative uses, including affordable housing, transitional housing, supportive housing, medical rehabilitation, behavioral health services, workforce housing, boutique hospitality, or other lodging-related concepts. The property was recently rezoned by Clark County to Commercial General (CG) with a planned land use designation of Entertainment Mixed Use (EM), creating significant long-term redevelopment and value-add potential. Flexible Acquisition Structure Owner financing available with as little as 50% down Master lease opportunities available for qualified operators Ideal for investors, housing providers, hospitality groups, and service organizations seeking immediate occupancy and operational flexibility Prime Fremont Street Location Prominent frontage on East Fremont Street Excellent visibility and exposure Convenient access to Downtown Las Vegas, the Fremont Street Entertainment District, and major transportation corridors Approximately 1.6 miles from Downtown Las Vegas Located within a rapidly evolving corridor benefiting from continued public and private investment Market Fundamentals Las Vegas continues to experience strong population growth, increasing housing demand, and ongoing redevelopment activity. The property's location and zoning position it to capitalize on the growing need for affordable and workforce housing, hospitality accommodations, and specialized residential service facilities. Highlights 24 remodeled guest units Fully fenced 0.37-acre site Commercial General (CG) zoning Entertainment Mixed Use (EM) planned land use Sale or master lease opportunity Owner carry financing available Strong redevelopment potential High-visibility Fremont Street frontage Minutes from Downtown Las Vegas The Crown Motel offers investors and operators a unique combination of immediate income potential, flexible use options, favorable financing terms, and long-term redevelopment upside in one of Las Vegas' most active growth corridors.



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