



Flamingo Plaza

4640 E Flamingo Rd, Las Vegas, NV 89121



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4640 E Flamingo Rd

\$2,735,000

The Wolfe Pack Team proudly presents Flamingo Plaza, an exceptional Retail Shopping Center ideally situated on Flamingo Road, just east of the 95 Freeway. This premier center boasts over 16,000 sqft of retail space, featuring 14 units, including a charming Water Windmill. The existing rental rates are currently below market value, making this an outstanding investment opportunity, with a projected Cap Rate of nearly 10.7% if rents were closer to \$1.50 per sqft. Strong Traffic counts of 32,525 cars per day on Flamingo. Our esteemed tenants at Flamingo Plaza include:- Kanabliss Dispensary- New Shiloh Baptist Church- Roses Today LV- New Journey Church- Ministerio Pentecostes- Las Vegas Fight Club

- Great Frontage on Flamingo Rd over 16,200 Sqft
- Newer Construction 1996 with renovations in 2019
- 14 Units and Strong Traffic Counts

For more information visit:

<https://www.loopnet.com/Listing/4640-E-Flamingo-Rd-Las-Vegas-NV/29813385/>



Price: \$2,735,000

Property Type: Retail

Property Subtype: Storefront Retail/Office

Building Class: B

Sale Type: Investment

Cap Rate: 6.00%

Lot Size: 1.17 AC

Gross Leasable Area: 18,252 SF

No. Stories: 1

Year Built: 1996

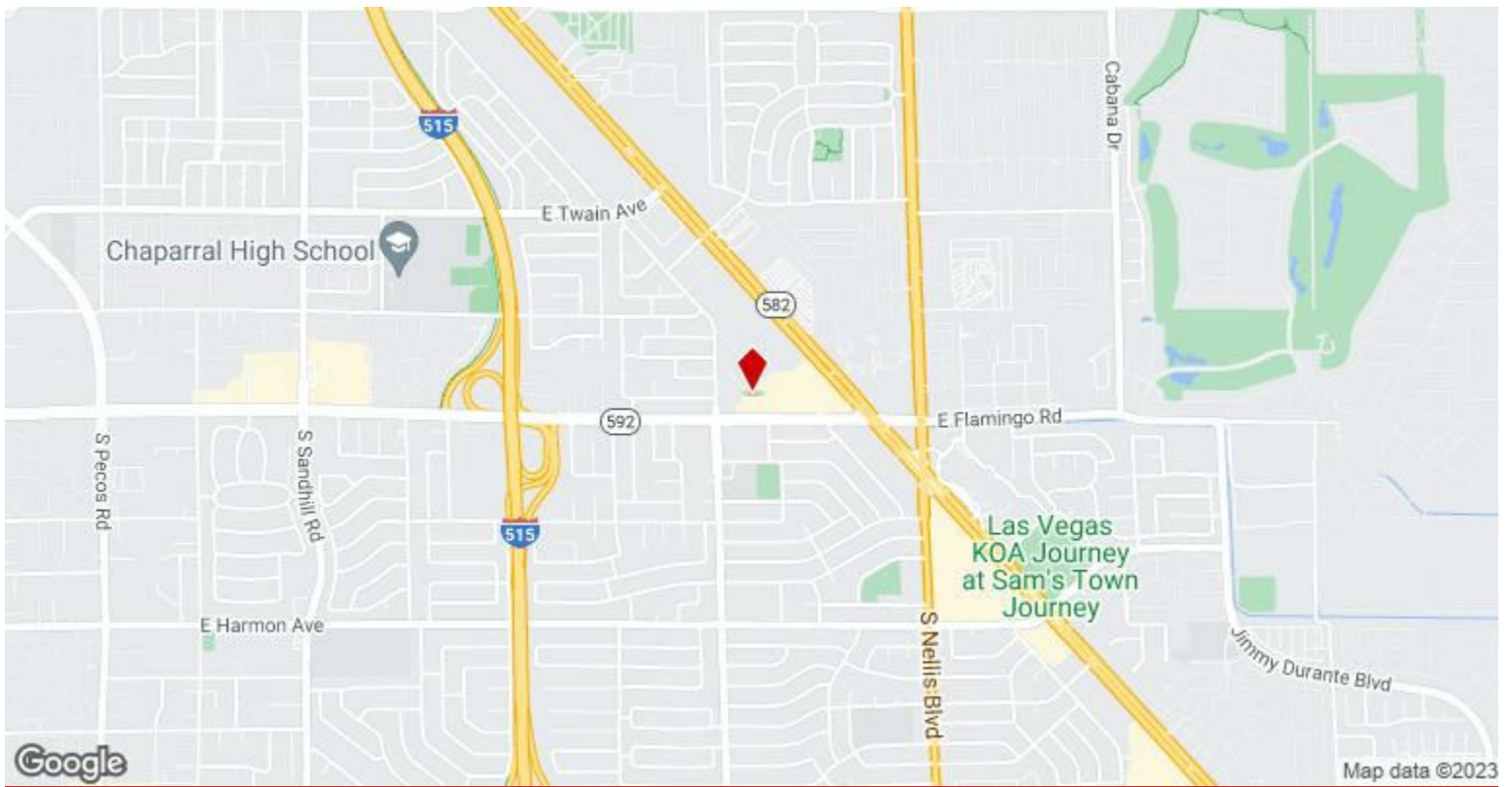
Tenancy: Multiple

Parking Ratio: 3.09/1,000 SF

Clear Ceiling Height: 16 FT

No. Dock-High Doors/Loading: 0

Zoning Description: C-2, County



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Property Photos



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Property Photos



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Property Photos

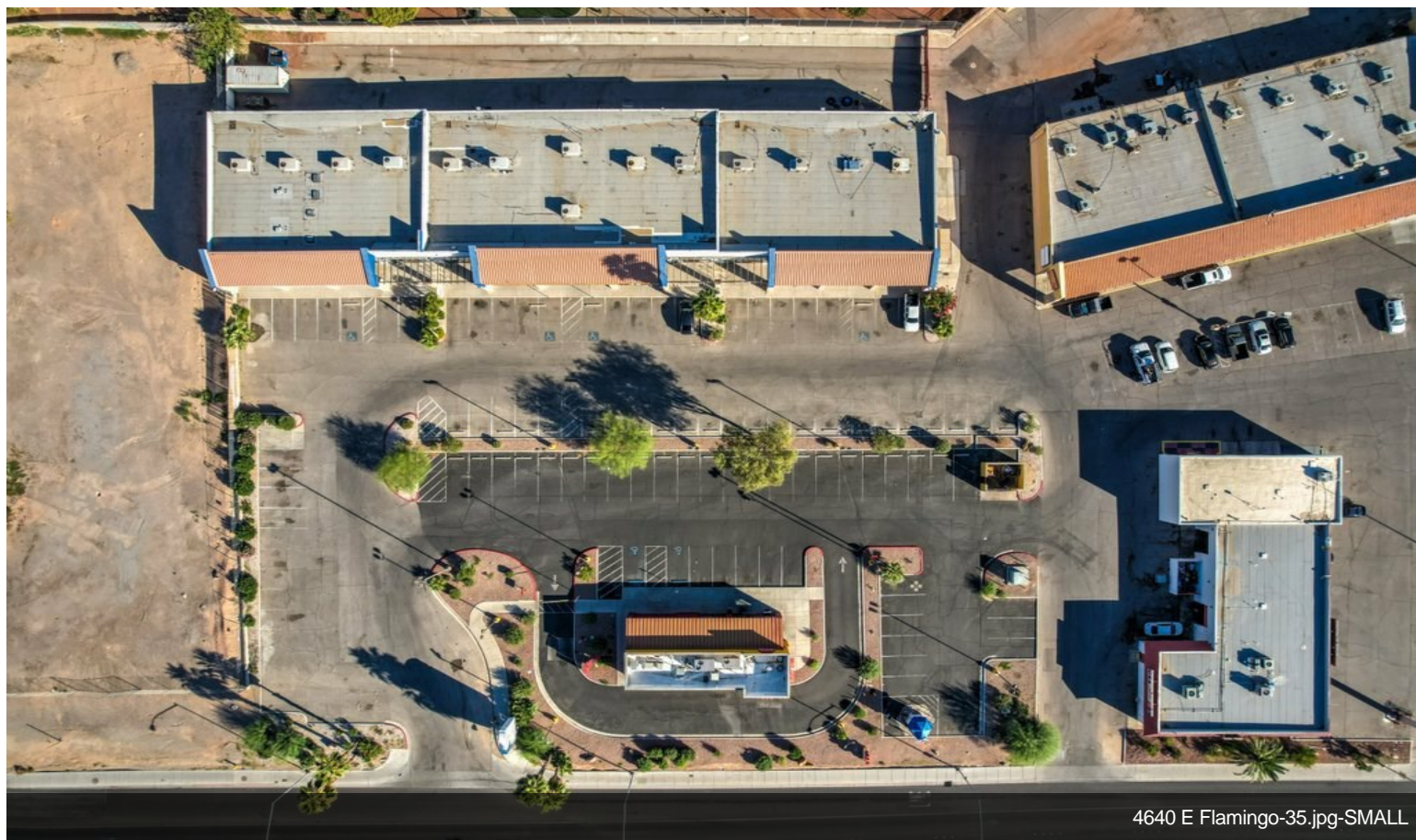


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Property Photos



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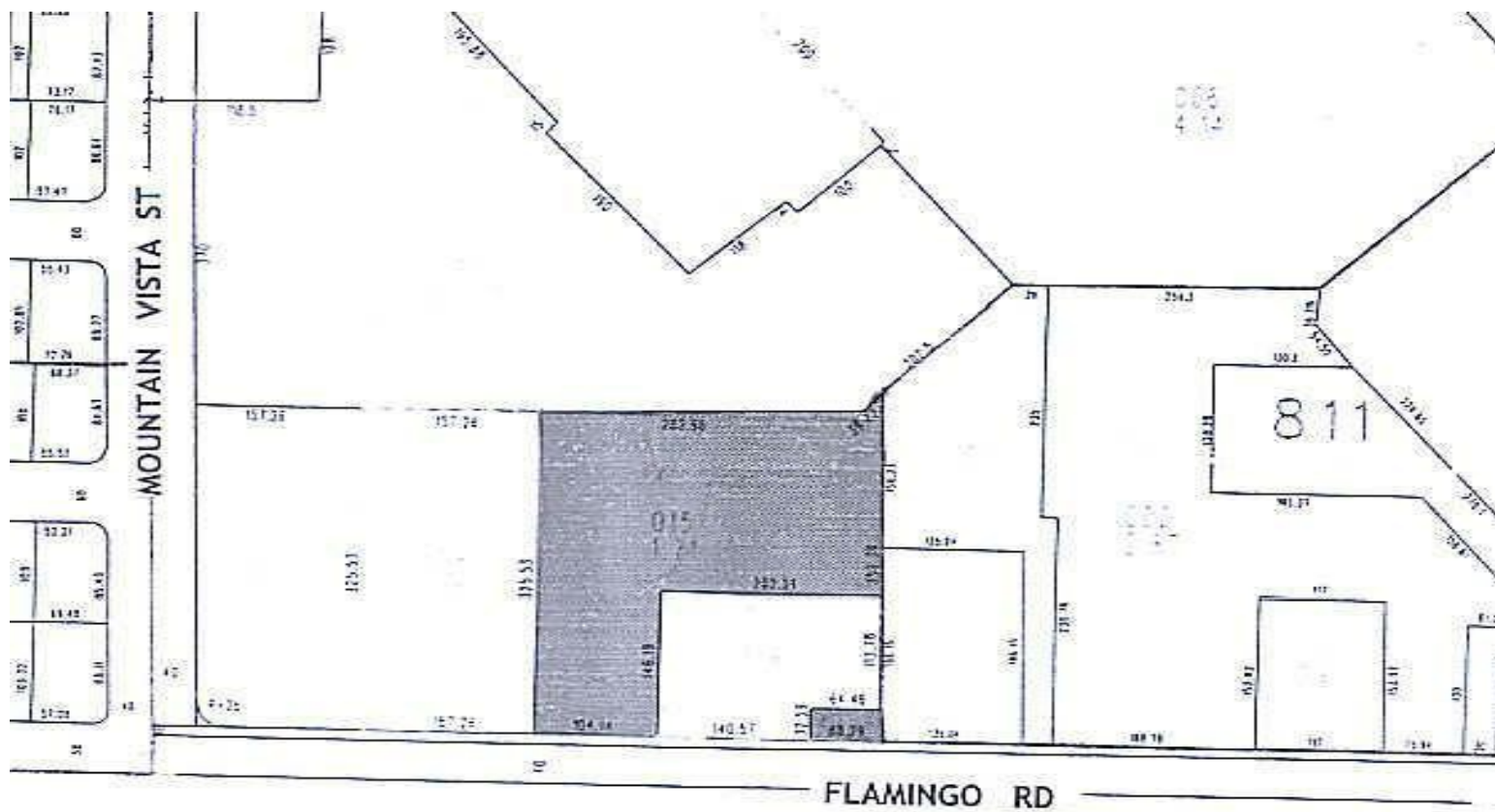


Building Photo

Property Photos



Building Photo



Plat Map

Property Photos

