

# MULTIFAMILY PROPERTY FOR SALE

1841 FREMONT, LAS VEGAS, NV 89101  
FREMONT MANOR



**SIMPLY VEGAS**  
COMMERCIAL

FOR MORE INFORMATION:

ADAM PAUL MACALUSO  
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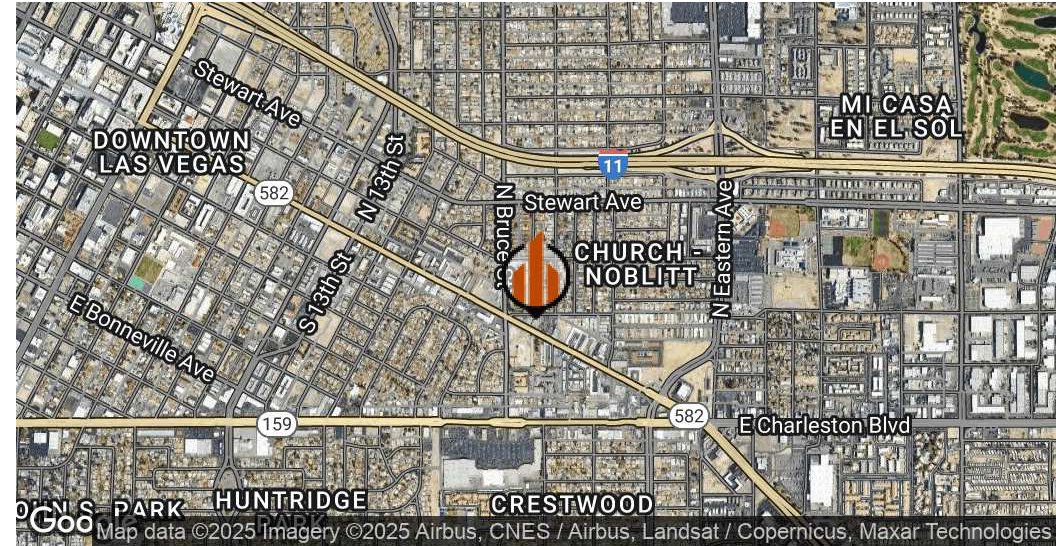
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## OFFERING SUMMARY

Sale Price:	\$7,299,999
Building Size:	17,784 SF
Lot Size:	0.4 Acres
Number of Units:	36
Cap Rate:	5.06%
NOI:	\$369,056
Year Built:	1981
Renovated:	2021
Zoning:	C-2
Market:	Downtown

## LOCATION OVERVIEW

Discover the vibrant energy of Downtown Las Vegas at Fremont Manor. This thriving area is renowned for its eclectic mix of entertainment, dining, and cultural attractions. Investors are drawn to the Multifamily/Low-Rise/Garden potential, with the area's historic charm and modern revival creating a compelling investment landscape. Within moments of the property, residents can explore the renowned Fremont Street Experience, The Mob Museum, and the vibrant Arts District. Residents also enjoy easy access to employment centers, public transportation, and a dynamic nightlife. With its prime location and dynamic surroundings, Fremont Manor offers an enticing opportunity for investors seeking to capitalize on the burgeoning Downtown market.

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	13,239	37,836	83,183
Total Population	27,031	87,663	197,951
Average HH Income	\$32,183	\$39,047	\$42,200



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## PROPERTY OVERVIEW VIDEO



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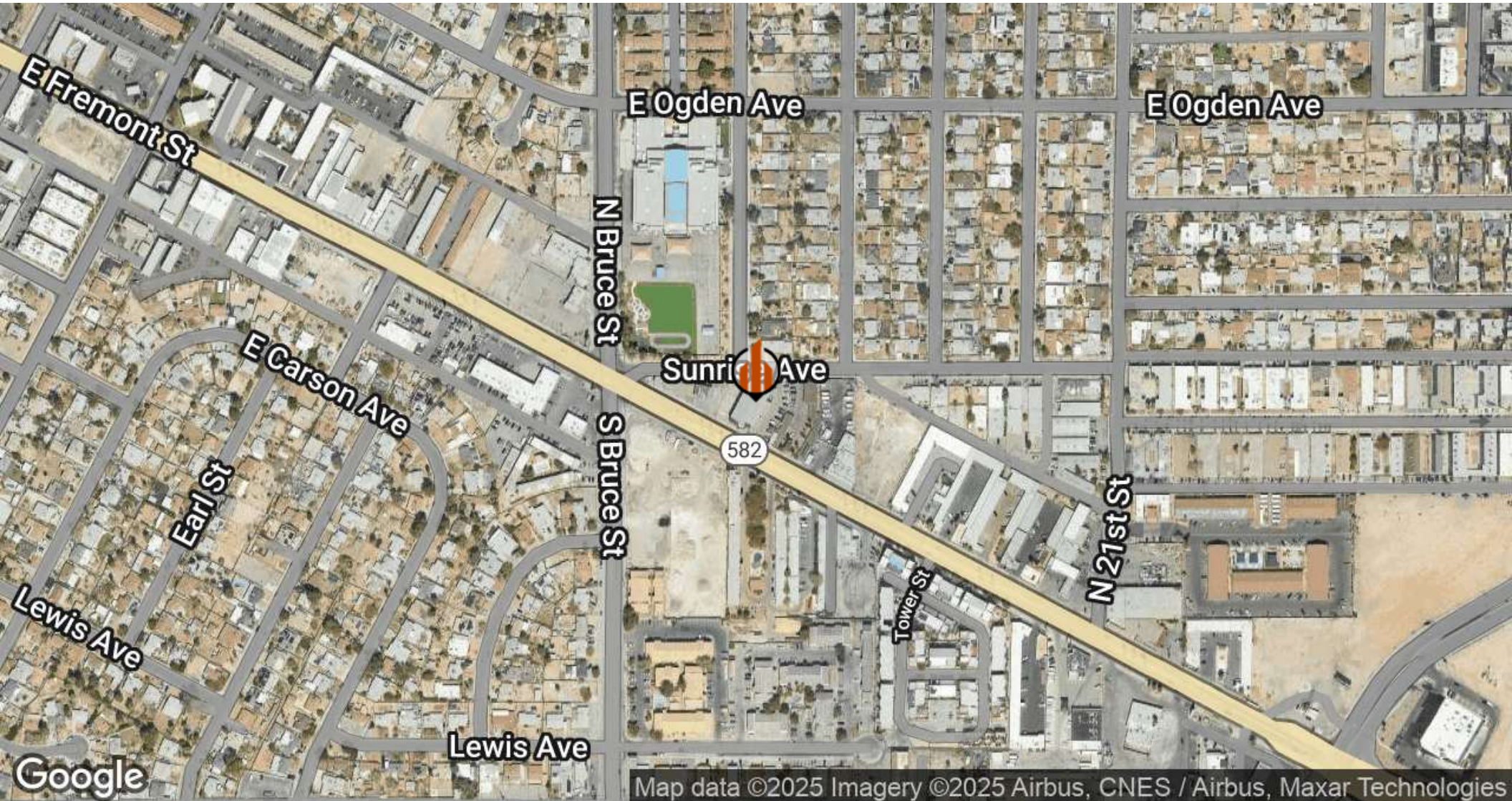
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## MULTIFAMILY PROPERTY FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,401	213,469	566,936
Average Age	39	38	38
Average Age (Male)	39	37	37
Average Age (Female)	38	38	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,401	78,102	207,539
Persons per HH	2.3	2.7	2.7
Average HH Income	\$47,802	\$58,425	\$62,899
Average House Value	\$308,764	\$305,592	\$322,937
Per Capita Income	\$20,783	\$21,638	\$23,295

Map and demographics data derived from AlphaMap

