

SBA Buyers: Your Time to Own a Prime Las Vegas Property Is Now

How Small Business Owners Can Buy Commercial Property on S Eastern with Just 10% Down

Own Your Building | Josh @ International Realty LV

Call or Text: 702-742-1234

If you're a small business owner renting in Las Vegas, you've probably experienced rising rents, limited control, and no equity to show for your monthly payments. What if you could change all that—by owning your own building with just **10% down**?




We're excited to present an outstanding SBA-eligible opportunity at **3650 S Eastern Ave, Las Vegas, NV 89169**—a highly visible commercial building in a prime location. Whether you're a medical professional, attorney, salon owner, or run a service-based business, this is your chance to secure your future with long-term ownership.

Why Now Is the Right Time to Buy

The **SBA 504 loan program** is specifically designed to help small business owners buy commercial real estate with minimal down payment and long-term, fixed-rate financing. Here's why this matters:

- **Just 10% Down** – Makes ownership realistic and affordable.
 - **Monthly Cost = Rent or Less** – But instead of throwing money away, you're building equity.
 - **Stable, Long-Term Financing** – Lock in your rate and say goodbye to unpredictable lease renewals.
 - **Tenant Income Covers Mortgage** – Two existing tenants help offset your monthly costs.
-


Why 3650 S Eastern Ave Stands Out

-  **Location:** Centrally located with excellent visibility and high traffic.
-  **Tenants in Place:** Two paying tenants help cover the mortgage from day one.
-  **Usable Space:** Perfect for your growing business with built-in rental income.

-  **Zoning:** Allows for a wide variety of business uses.
-

Stop Renting. Start Owning.

Ready to invest in your future? With just 10% down and income-producing tenants in place, **3650 S Eastern Ave** is an opportunity you don't want to miss.

 **Call or text Josh at 702-742-1234** to learn more about the property and how **SBA 504 financing** can help you become an owner, not a renter.