



TWAIN CHALETS APARTMENT

711 E Twain Ave, Las Vegas, NV 89169

40 unit Apartment and 1 Luxury Townhome
PRICE \$5,150,000

Present By SASIPIMOL FULMER-TULAYA
ELITE REALTY

Direct 702-743-8991
Email: sasifulmer@gmail.com

TWAIN CHALETS APARTMENT

711 E Twain Ave, Las Vegas, NV 89169

Property Details

Prime investment property located in the heart of Las Vegas. Close to The STRIP , Close to the Venetian & Wynn Resort Hotel Casino, Walking to the Sphere, Close to FWY I-15 and China Town , Fashion Show Mall , All Shopping , and Restaurants. Major renovation just done in 2025 All exterior new paint, New Pool re-plaster, New A/C in 20 units, Property is in good working condition and low maintenance

Price: \$5,150,000

Units: 41 Units (40 units are one bedroom loft style and 1 luxury Town House = total 41 units)

Building : There are 4 apartment Buildings (A, B, C, and D)

Building Size Total : 25,916 SqFt

Lot Size: .82 Acre

APN: 162-15-312-034

Zone : R-5

Cap Rate : 7.40%



TWAIN CHALETS APARTMENT

EXISTING RENT VS MARKET RENT

TYPE OF UNITS	TWAIN CHALETS REI	MARKET RENT
One Bedroom	\$950	\$1,000-\$1,150
Three Bedroom Town House	\$1,857	\$2,000- \$2,200



One Bedroom Loft



Town House



Laundry Room & Mail Room



Apartment Office

