



ATLAS
COMMERCIAL BROKERAGE

GLOBAL STRENGTH, LOCAL EXPERTISE



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PROPERTY PROFILE

SALE PRICE: \$569,500

MIXED-USE INVESTMENT OPPORTUNITY BELOW-MARKET RENTS

DISCOVER A RARE VALUE-ADD OPPORTUNITY IN THE HEART OF LAS VEGAS, NM. THIS 5,574 SF MIXED-USE PROPERTY SITS PROMINENTLY ON A CORNER LOT AND FEATURES SIX RESIDENTIAL UNITS PLUS A 1,000 SF RETAIL SPACE CURRENTLY OPERATING AS A NEIGHBORHOOD GROCER.

ALL UNITS ARE INDIVIDUALLY METERED AND FULLY OCCUPIED, WITH RENTS SIGNIFICANTLY BELOW MARKET, OFFERING IMMEDIATE UPSIDE FOR INVESTORS. THE RESIDENTIAL UNITS PROVIDE STEADY INCOME, WHILE THE RETAIL SPACE ADDS COMMERCIAL FLEXIBILITY AND TENANT DIVERSITY TO THE PORTFOLIO.

PROPERTY HIGHLIGHTS:

- 6 RESIDENTIAL UNITS + 1 RETAIL UNIT
- 5,574 TOTAL SF
- CORNER LOT FOR MAXIMUM VISIBILITY
- CURRENT GROSS INCOME WITH SIGNIFICANT UPSIDE POTENTIAL
- WELL-ESTABLISHED RETAIL TENANT IN PLACE
- ZONED FOR MIXED USE

LOCATED NEAR LOCAL AMENITIES, SCHOOLS, AND TRANSIT ROUTES, THIS PROPERTY OFFERS LONG-TERM POTENTIAL FOR CASH FLOW GROWTH THROUGH RENT ADJUSTMENTS OR LIGHT VALUE-ADD IMPROVEMENTS.

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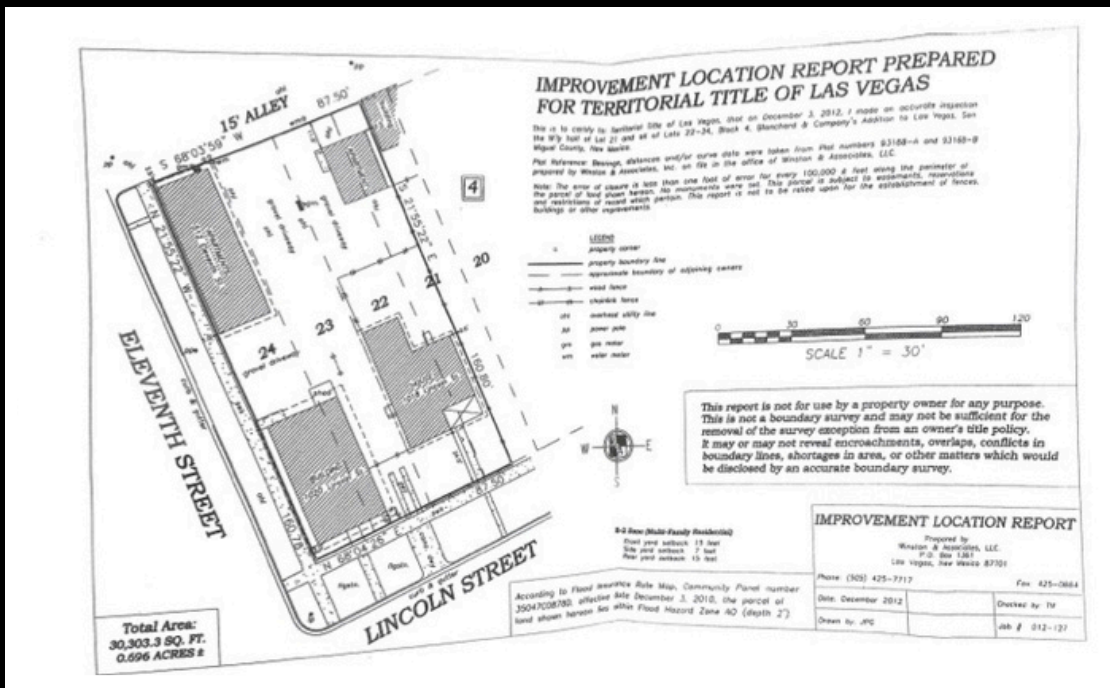
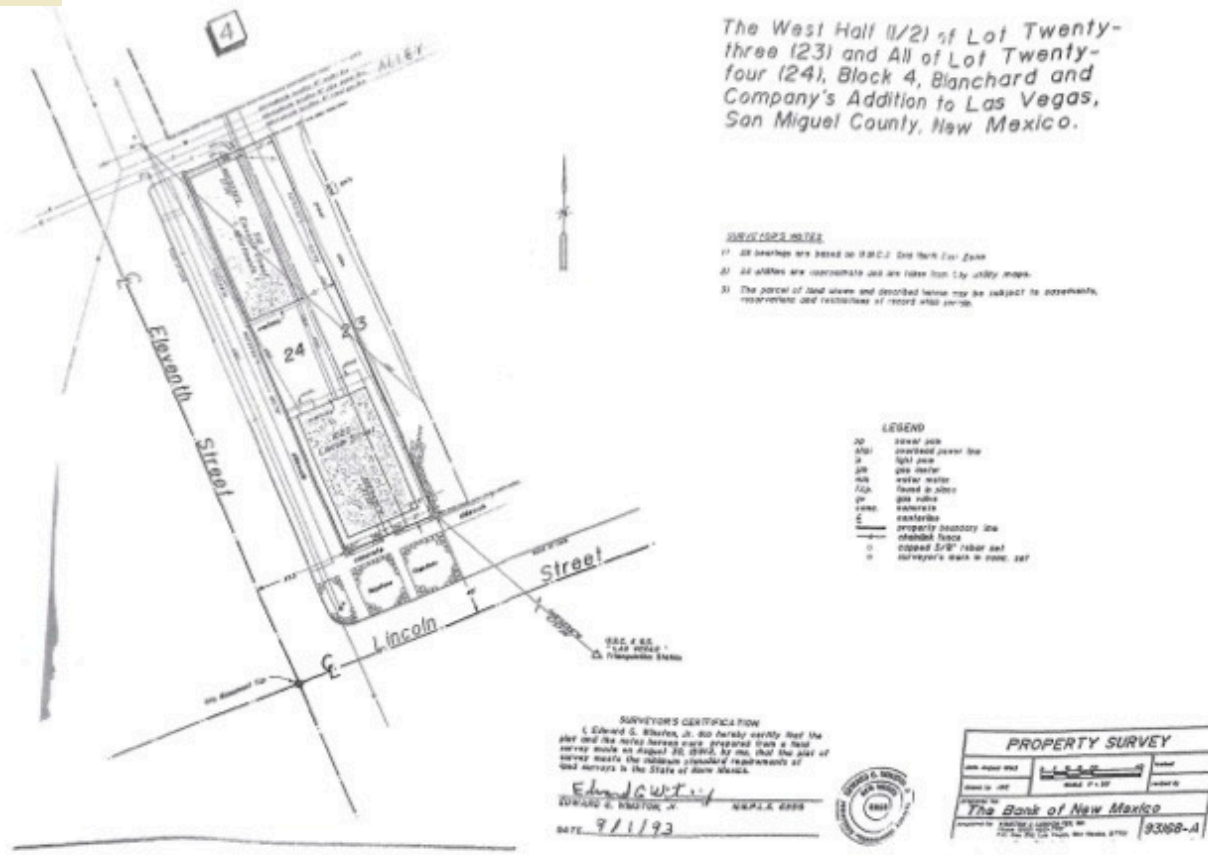
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SURVEY



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AERIALS



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