

\$625,000 - 1743 And 1747 N Grand Ave, Las Vegas

MLS® #202500300

\$625,000

0 Bedroom, 0.00 Bathroom, 5,040 sqft
Commercial Sale on 0.75 Acres

N/A, Las Vegas, NM

This exceptional investment property offers two modular office buildings with solid, long-term tenants in place, making it a reliable and lucrative opportunity. Situated on a $\frac{3}{4}$ -acre lot in a prime location on North Grand Avenue, the property features approximately 5,000 square feet of leasable space with modern upgrades throughout. Building 1743 Grand Ave includes 1,680 square feet, leased through November 2026, with a new HVAC system installed in August 2023, new carpet and interior paint completed in November 2022. Building 1747 Grand Ave offers 3,360 square feet, leased through February 2027, with a new HVAC system scheduled for installation in June 2024, new carpet installed in March 2021, and fresh interior paint completed in February 2024. Designed with architectural plans in 2009, both buildings are modular, fully electric, and ADA-compliant. The property also includes a shared parking lot with 22 spaces and is fully enclosed with a fence for added security. Located next to the Recreation Center and directly across from City Hall, this property is in a highly desirable area. Offered at an attractive CAP rate, this is a fantastic opportunity to secure a long-term, income-producing asset. Contact us today for more information or to schedule a private tour!

Built in 2009

Listing Details



Listing Agent	Leland Titus
Listing Office	Santa Fe Realty Unlimited

Essential Information

MLS® #	202500300
Price	\$625,000
Bathrooms	0.00
Square Footage	5,040
Acres	0.75
Year Built	2009
Type	Commercial Sale
Sub-Type	Industrial
Status	Active

Community Information

Address	1743 And 1747 N Grand Ave
Area	28-San Miguel Cnty
Subdivision	N/A
City	Las Vegas
County	San Miguel
State	NM
Zip Code	87701

Amenities

Utilities	Electricity Available
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Additional Information

Date Listed	January 24th, 2025
Days on Market	255



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