

# \$178,000 - 1412 8th Street, Las Vegas

MLS® #202504274

**\$178,000**

0 Bedroom, 0.00 Bathroom, 1,880 sqft

Residential Income on 0.17 Acres

N/A, Las Vegas, NM

Income-generating duplex featuring two separate units totaling 1,880 sq ft. The main unit offers 1,306 sq ft with 2 bedrooms, 1 bathroom, and a bonus room located past the laundry room suitable for office, storage, or workspace. The larger unit also includes a generous partially finished basement for additional storage. The secondary unit provides 574 sq ft with 1 bedroom and 1 bathroom and is currently occupied with tenants. The property includes a long driveway accommodating parking for both units. Both units with recent and current rental history, with potential to benefit from modern updates. This property offers multiple investment strategies: maintain as a rental property with existing tenant income, use as owner-occupied investment by living in the larger unit while collecting rent from the smaller unit, or develop as a family compound. Located near restaurants and shopping for convenience, also walking distance to Highlands University - convenient for student tenants! Ready for buyer's updates and improvements to maximize potential. \*\*\*ALL OFFERS CONSIDERED\*\*\*

Built in 1940

## Listing Details

Listing Agent	Kurtis Quintana
Listing Office	Home & Land Professionals LLC



## Essential Information

MLS® #	202504274
Price	\$178,000
Bathrooms	0.00
Square Footage	1,880
Acres	0.17
Year Built	1940
Type	Residential Income
Sub-Type	Duplex
Style	One Story
Status	Active

## Community Information

Address	1412 8th Street
Area	28-San Miguel Cnty
Subdivision	N/A
City	Las Vegas
County	San Miguel
State	NM
Zip Code	87701

## Amenities

Utilities	Electricity Available
-----------	-----------------------

## Interior

Interior Features	No Interior Steps
Heating	Natural Gas, Space Heater
Cooling	None

## School Information

Elementary	Las Vegas
Middle	Las Vegas
High	Las Vegas

## Additional Information

Date Listed	September 17th, 2025
Days on Market	24
Zoning	R-1, 2, 3, 4, 5, 6

Exchange ("IDX") program of Santa Fe Association of REALTORS®, Inc. from a copyrighted compilation of listings. Real estate listings held by brokers other than NM home Team Realty are marked with the IDX Logo. All data in this Website is deemed reliable but is not guaranteed accurate, and should be independently verified. The information provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All properties are subject to prior sale or withdrawal. All Rights Reserved.