

Submit Offers! Office / Industrial Building For Sale | Henderson NV

401-433 Max Court, Henderson, NV, 89011

<https://thebrokerlist.com/have/submit-offers-office-industrial-building-sale-henderson-nv-114184>

	FOR SALE
	Property Type:
Industrial	
Amount:	
\$5,325,000	
Last Verified:	
Nov 19, 2021	
Presented by:	
▫ Sun Commercial Real Estate	
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The Offering:

Sun Commercial Real Estate, Inc. is pleased to offer an exceptional opportunity to purchase a two-story multi-tenant office/warehouse building built in 1998 totaling ±39,589 rentable square feet. It has been well maintained with the current ownership investing over \$250,000 in improvements including parking lot resurfacing, new exterior paint, new carpet and light fixtures in the common area, and new landscaping. This provides a unique opportunity for an investor to acquire an asset with both good cash flow and appreciation potential. The majority of the leases have built-in \$0.05/SF annual rent increases dramatically increasing cash flow.

Investment Highlights:

- Below market rents averaging \$0.63/SF NNN
- Large above market annual rent increases
- 100% occupancy
- Property consists of highly sought after small office/warehouse units
- Above-average tenant retention and rent collections throughout 2020
- Strong leasing activity with 8 new leases in the last three months

Additional URLs

- https://www.suncommercialre.com/property/401-433-max-court/?utm_source=the-broker-list&utm_medium=lisa-tim&utm_campaign=401-433-max-court

Map of 401-433 Max Court, Henderson, NV, 89011

