

JUST SOLD

303 WATER STREET

HENDERSON, NV

Mixed-Use Office and Retail



\$5.37MM
Sale Price



\$175
PSF



7.66%
Cap Rate



Chris Richardson, CCIM and Jason Otter with LOGIC Commercial Real Estate announce the recent sale of 303 Water Street in downtown Henderson. The two-story mixed-use property is located in the Historic Water Street District and at time of sale, consisted of +/- 30,673 SF and 96% occupancy. The investment sales team ran a competitive pre-market and on-market process procuring multiple offers in the first week, which led to a qualified buyer and a short close of escrow.

Transaction Highlights

- +/- 30,673 SF mixed-use multi-tenant building on historic Water Street in downtown Henderson, NV
- Investment team led a leasing effort and replaced a critical tenant (Silver State Schools Credit Union) prior to disposition, as well as providing buyer another tenant that will lead to 100% occupancy post-closing.
- The sales process, which included an extensive pre-market effort, led to multiple offers in the first week, a best-and-final process, and a qualified buyer that performed as expected.



Contact us if you would like a brokers price opinion of your property or assistance in underwriting a commercial real estate opportunity

The sale of 303 Water Street continues a trend for Chris Richardson, CCIM and Jason Otter to join early with a property owner and assist in a lease up to maximize the properties value at disposition, then run a sales process to achieve their clients goals. Last year the team closed over \$70MM in sales transactions coupled with \$38MM in leasing value.

CONTACT US

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If currently represented by a real estate brokerage please disregard.