

FOR SALE

545 E STREET

HAWTHORNE, NV 89415



±8,910 SF
BUILDING SIZE



Retail/Casino
PRODUCT TYPE



\$575,000
OFFERING PRICE



±1.395 AC
LAND SIZE



Brian Egan, CCIM
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NRED N°: BS.1000906





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SUBJECT

W 5TH ST

Property Highlights

NAI Alliance is pleased to present this unique opportunity to acquire a very large multi-parcel and multi-building portfolio. The Offering consists of:

- Joes Tavern, a turnkey bar and restaurant with gaming potential.
- The adjacent building, a former casino space in need of capital repairs
- Several adjoining land parcels and smaller storage structures.

Please contact Brian Egan for more details and to schedule a showing of the property.

Property Details

Address	Multiple, Hawthorne NV
Total Building SF	±8,910 SF
Year Built	1952 - 2015
Zoning	C-1: Commercial
Total Land Area	±1.395 AC

Property Break Down

001-164-07 545 E. St.	±0.14 AC Building ±5,949 Year Built 1952
001-164-08 555-523 E. St.	±0.06 AC Building ±2,961 SF
001-164-10 501 E St	±0.10 AC Vacant Land
001-164-12 524 D. St.	±0.15 AC Vacant Land
001-164-11 504 5th St.	±0.21 AC Vacant Land
001-164-13 534 D. St.	±0.07 AC Vacant Land
001-164-14 554 D. St.	±0.09 AC Vacant Land
001-164-18 503 E. St.	±0.625 AC Vacant Land
001-164-19 509 E. St.	±0.04 AC Vacant Land

Aerial Map + Property Highlights



±8,910 SF
BUILDING SIZE



Retail/Casino
PRODUCT TYPE



\$575,000
OFFERING PRICE



±1.395 AC
LAND SIZE

95

E ST

SUBJECT

95

FOR SALE









545 EAST STREET
HAWTHORNE, NV 89415

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.

The Best in the West

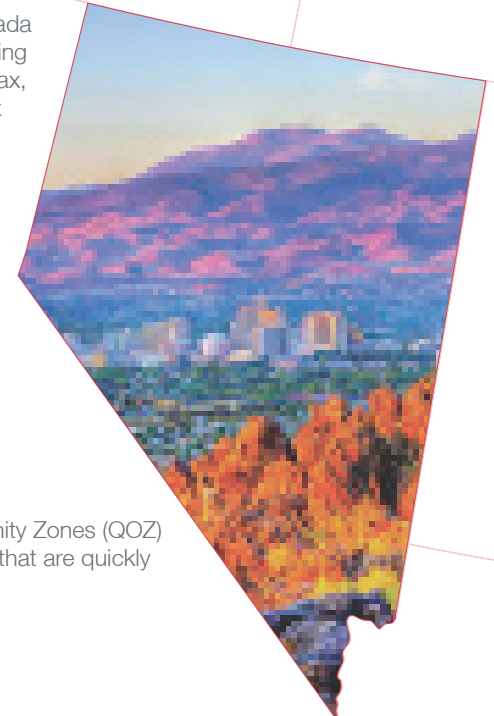
The Tax Foundation's 2022 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 Opportunity Zone Designations

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2020 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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