

INVESTMENT PROPERTY FOR SALE

1950

E WARM SPRINGS ROAD
LAS VEGAS, NV 89119



JARED A. BERGQUIST, LLC

BRIDGE PRACTICE SALES
BRIDGE COMMERCIAL REAL ESTATE

CONNECTING PEOPLE



JARED A. BERGQUIST, CCIM

Business Broker

Commercial Real Estate

B.1001455.LLC

702.521.9953 | info@jaredbergquist.com



JARED BERGQUIST, LLC
COMMERCIAL REAL ESTATE
CONNECTICUT

PROPERTY FEATURES

- **100% Tenant Occupied**
- Lot Size: 0.38 acres
- Building Size: 4,596 sf
- Built in 1997
- Well-Maintained, Free-Standing Building
- Popular Location on Major Thoroughfare
- Busy East-West Corridor in Desirable Neighborhood
- Occupied by Dental Practice and Architect

Property Snapshot

1950 E WARM SPRINGS ROAD

4,596 SF BUILDING ON 0.38 ACRES

ASKING PRICE: \$1,400,000

702.521.9953

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Rent Roll

Tenant Name	Unit Number	Lease Start	Lease Expiration	Rent	Rent / sq ft	NNN Rate / sq ft	Total Monthly Rent Including NNN	Sq. Ft.
I GOT CHU DMD PLLC	Unit 1	1/15/2024	1/15/2029	\$ 4,575.30	\$ 2.02	\$ 0.42	\$ 5,526.60	2,265
Susana Rutar, Architect	Unit 2			\$ 2,250.00	\$ 2.25	\$ 0.42	\$ 2,670.00	1,000
Basement Space	*Used for Storage							1,490
100% Tenant Occupied								
Total Monthly Rental Income							\$ 8,196.60	

INVESTMENT SNAPSHOT

\$1.4M

SALES PRICE

\$81,903.60

PROFORMA NOI

5.85%

MARKET CAP RATE

702.521.9953

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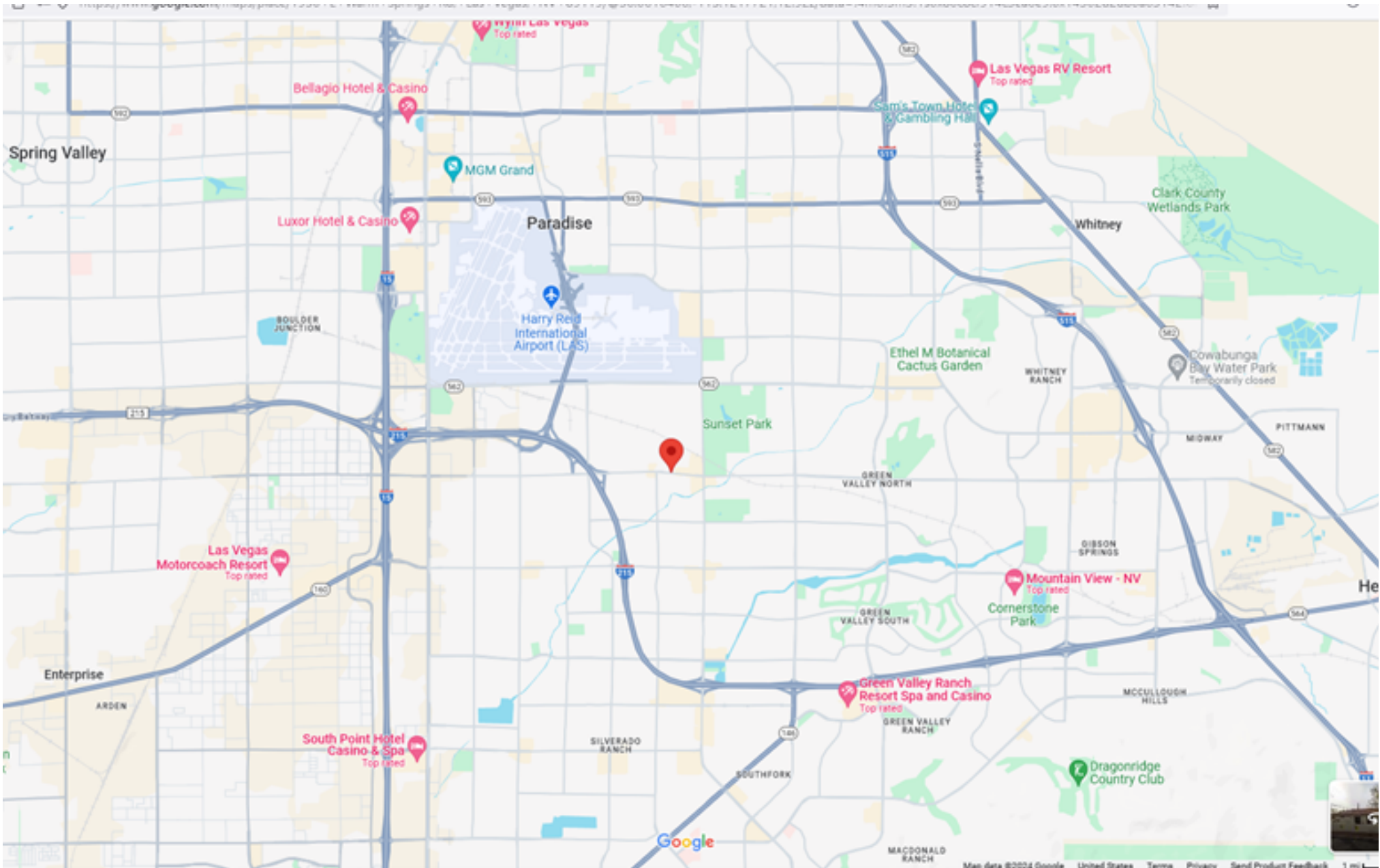
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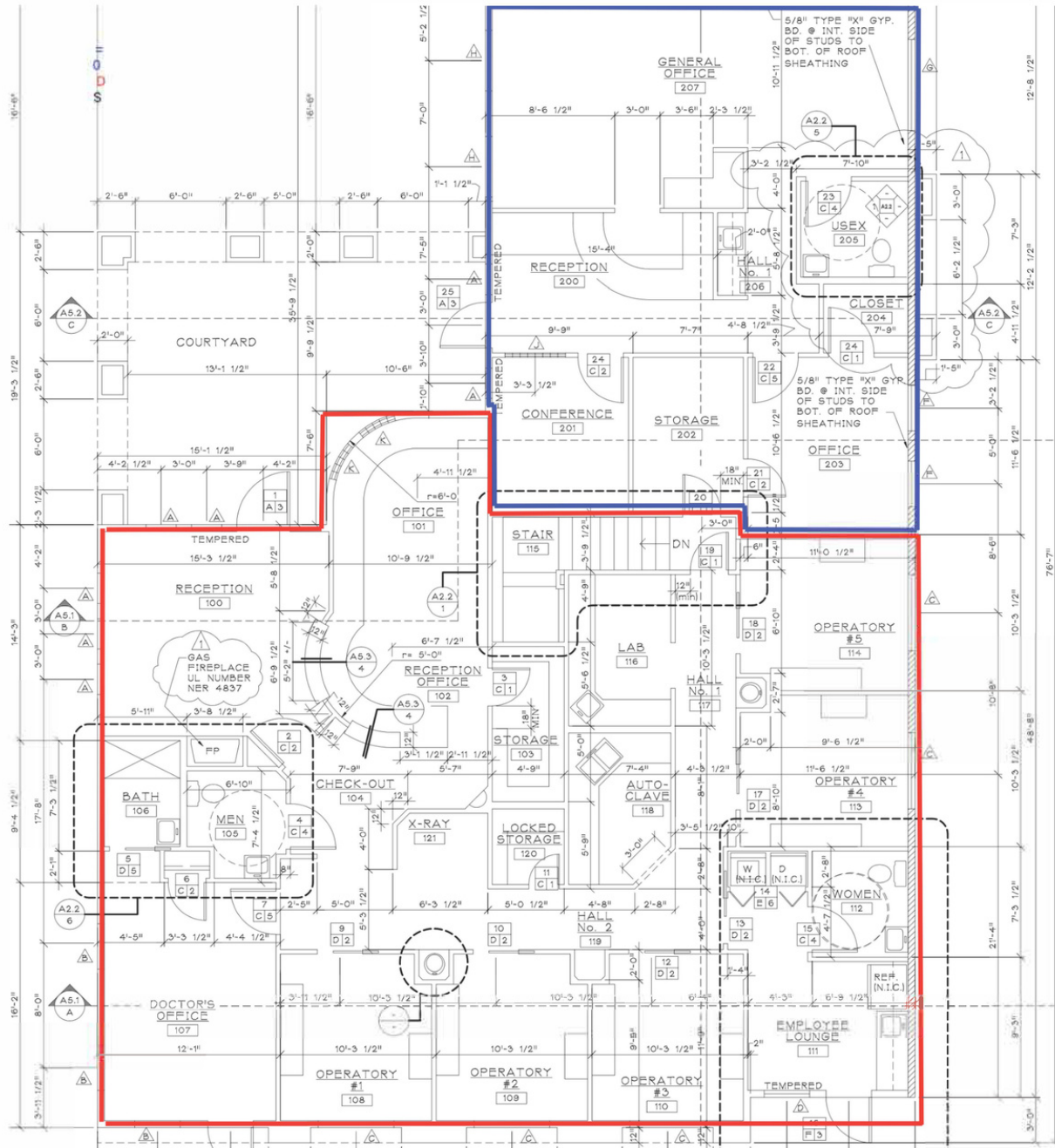
Overview & Office Photos



Area Map



Floor Plans



About Us



For the last two decades the dental industry has been Jared's professional focus. With hundreds of transactions completed in both commercial real estate and practice sales, the dental community has come to trust Jared as someone who is honest, ethical, and professional.

Jared has found even more success in his personal life. He is married to his dream girl and has six wonderful children ranging from 2 to 20 years old. Jared thoroughly enjoys sports; both watching and playing. He also enjoys hiking, mountain biking and going to the gym. He takes pleasure in a little karaoke from time to time as he channels his long love of music and performing, which he did quite often growing up. Jared spent two years living in Korea where he learned to speak Korean and formed a strong love for the Korean people and the food!

Jared Bergquist
Business Broker | Commercial Real Estate
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Bridge Practice Sales
Bridge Commercial Real Estate

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OUR SERVICES

- Dental Practice Transitions
 - Real Estate
 - Lease Renewal
- Market Valuations
- Practice Relocation
 - Lender Referrals
- Professional Referrals



Contact Jared