

Medical Building

7884 West Sahara Ave. Las Vegas, Nevada 89117

 **Ohana** REALTY GROUP Presented By:
Ohana Realty Group



Medical Building

7884 West Sahara Ave. Las Vegas, Nevada 89117

Property Details

Price: \$1,950,000

- Street Visibility From West Sahara Ave., Building #1, Located By The Main Entrance To Coronado Bay Business Park.
- Medical Space: dentist has been located in subject property for 15+ years.
- Suite 110: Physical Therapy, which has separate entrance located on the East Side of the Building, (Separately Metered).
- Seven (7) Private Exam Rooms, Lab., Sterilization Room, (3) Restrooms, Doctors Office with Private Restroom, Conference Room, Plenty of Storage.
- Over Flow Open Parking facing West Sahara Ave. located in front of Building #1, (10) Reserved Covered Parking Spaces dedicated to subject property.
- The Tenants share a spot located on the Pylon Sign. Please do not stop and look around property or talk to anyone, listing is confidential.

View the full listing here: <https://www.loopnet.com/Listing/7884-W-Sahara-Ave-Las-Vegas-NV/22169845/>

Price:	\$1,950,000.00
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Owner User w/ Income
Lot Size:	0.14 AC
Gross Building Area:	+/- 4,800 SF
Rentable Building Area	+/- 4,800 SF
:	
No. Stories:	1
Year Built:	2003
Tenancy:	Multi
Parking Ratio:	4/1,000 SF
Zoning Description:	Office
APN / Parcel ID:	163-04-814-003
Walk Score ®:	51 (Somewhat Walkable)

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Physical Therapy	1,420	March 2032
William G. Pappas, D.D.S.	3,380	Owner User

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Location



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Property Photos



Building Photo



Building Photo

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Building Photo



Street Sign

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Main Entrance Facing South



Facing S. towards W. Sahara Ave.

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Facing West



Building Photo

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Facing North



Suite 100 Reserved Parking

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Facing South

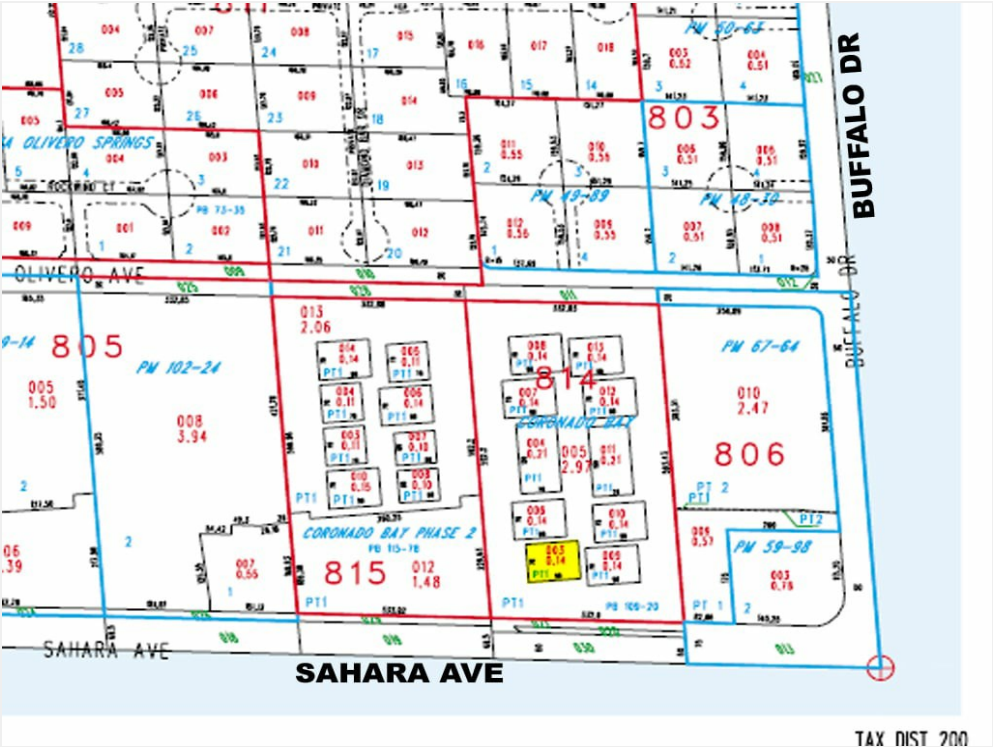


Facing South

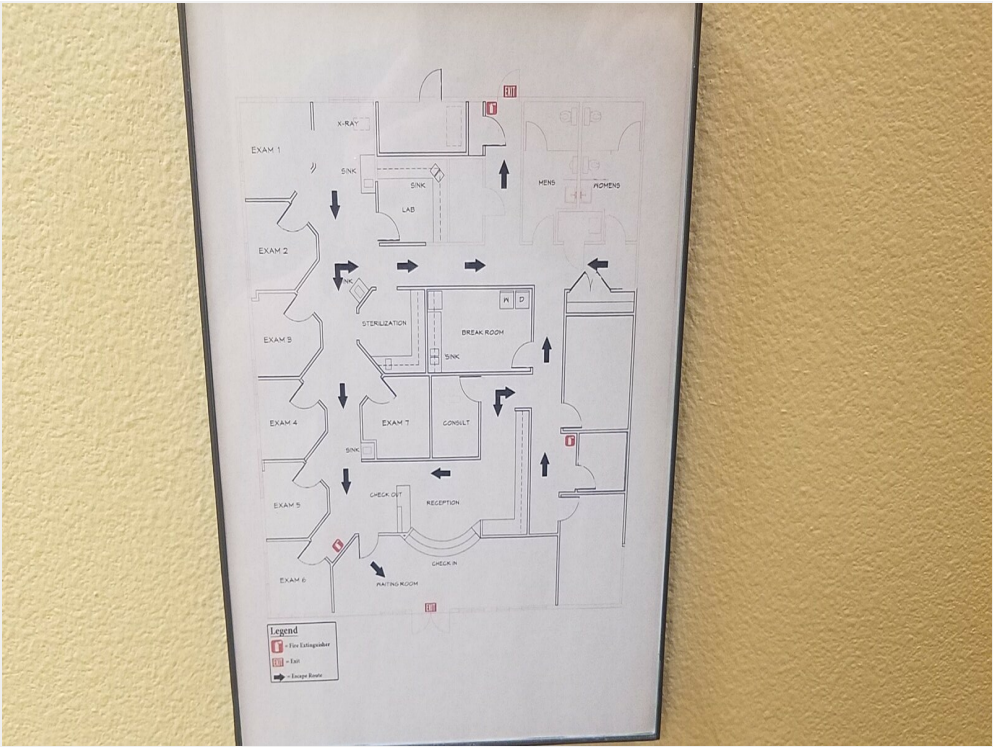
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Plat Map



Suite 100 Floor Plan

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Suite 100 Waiting Room



Suite 100

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Suite 100 Reception Desk



Suite 100 Check-In Desk

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Suite 100 Check-Out Desk



Suite 100

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Suite 100



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Suite 100



Suite 100

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Exam Room 1 of 7



Exam Room 1 of 7

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Exam Room 1 of 7



Exam Room 2 of 7

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Exam Room 2 of 7



Exam Room 2 of 7

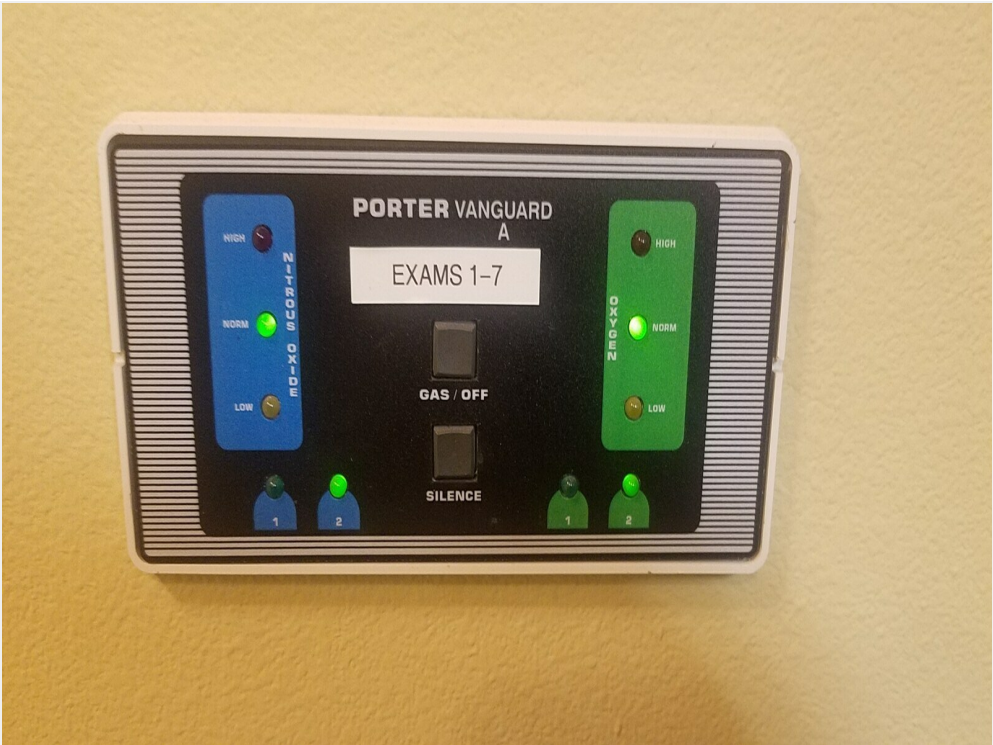
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Suite 100



Suite 100

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Suite 100 Lab



Suite 100 Lab

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Suite 100 Lab



Suite 100 Lab

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Suite 100 X-ray



Suite 100 X-ray

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Suite 100 Doctors Office



Suite 100 Doctors Office

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Doctors Private Restroom



Doctors Private Restroom

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Suite 100 Break Room

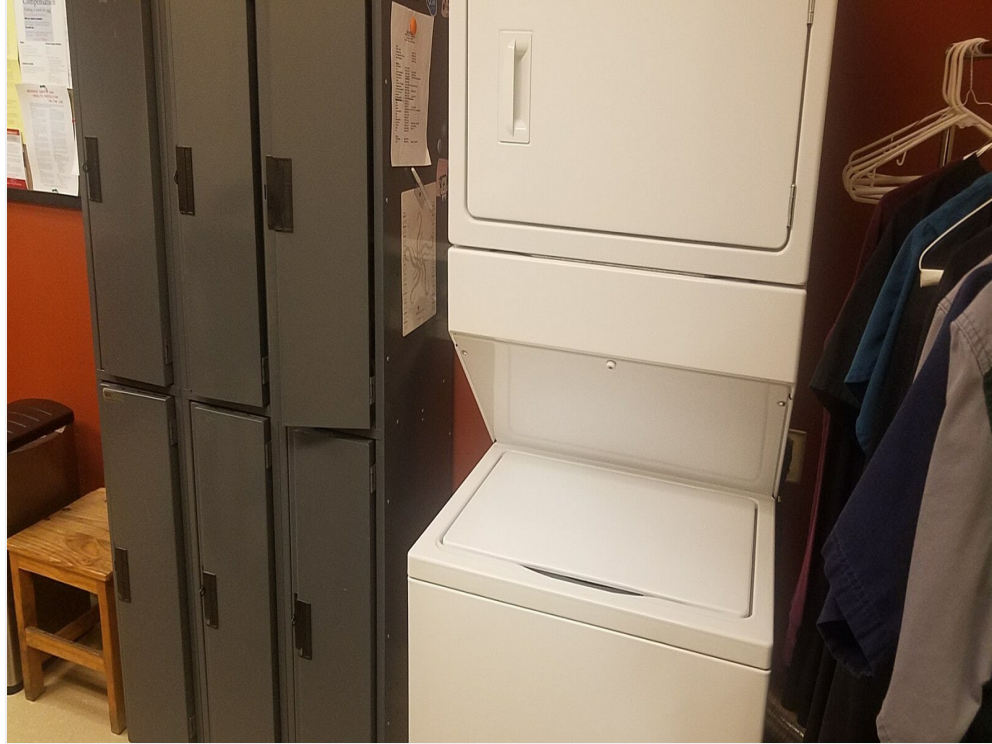


Suite 100 Break Room

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Suite 100 Break Room



Suite 100

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Suite 100 Common Restrooms



Suite 100 Mens Room

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Suite 100 Mens Room



Suite 100 Mens Room

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Suite 100



Suite 100 Employee Entrance

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Suite 100 Back Entrance



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Suite 100 Back Door to Parking



Suite 110

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To Suite 110



Suite 110

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Suite 110



Suite 110

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Suite 110 Reception



Suite 110 Waiting Area

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Suite 110 Treatment Rm #1



Suite 110 Treatment Rm #1

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Suite 110 Treatment Rm #1



Suite 110 Treatment Rm #2

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Suite 110 Treatment Rm #2



Suite 110 Equipment Area

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Suite 110 Equipment Area



Suite 110 Restroom

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Behind Suite 110



Behind Suite 110

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