OFFICE BUILDING FOR SALE

1909 S EASTERN AVENUE

Las Vegas, NV 89104

FEATURES

PRICE:	**$330,000**
PrIce/SF:	$258 USD/SF
Building Size:	+/- 1,278 SF
Year Built:	1953
Zoning:	P-R - Office Zoning
Parking:	4 Spaces (3.13 Spaces per 1,000 SF Leased)
Property Type:	Office
Land Acres:	0.12 AC

EXECUTIVE SUMMARY

Come and see this newly renovated commercial property situated on one of Las Vegas's most highly trafficked streets. It offers a prime office space featuring three private offices, a spacious conference room, and a welcoming reception area. Recently updated with new flooring and fresh paint, this space is ready for a new business owner.

With 7 parking spaces and a modern conference room, it's perfect for client meetings and conveniently situated just a few minutes away from parks, restaurants, and markets. This space is ideal for your business needs! Don't let this opportunity pass you by!

HIGHLIGHTS

- Heavy daytime traffic
- 7 parking spaces
- Glass window conference room for clients

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

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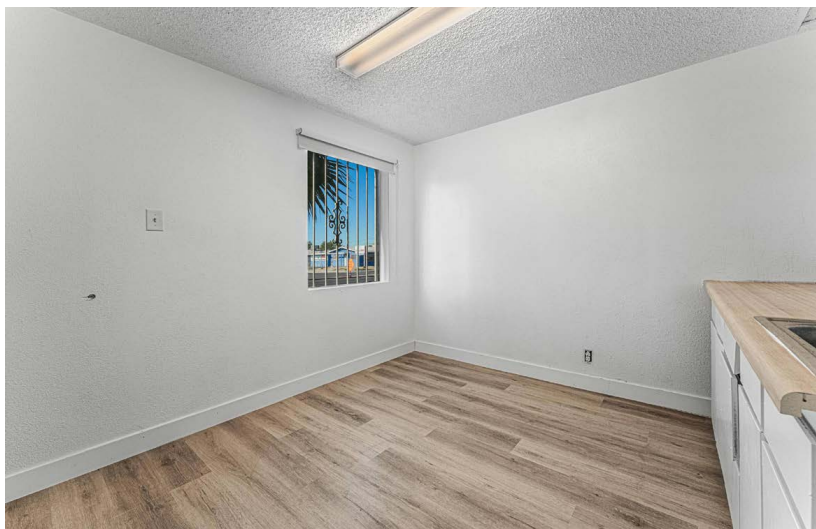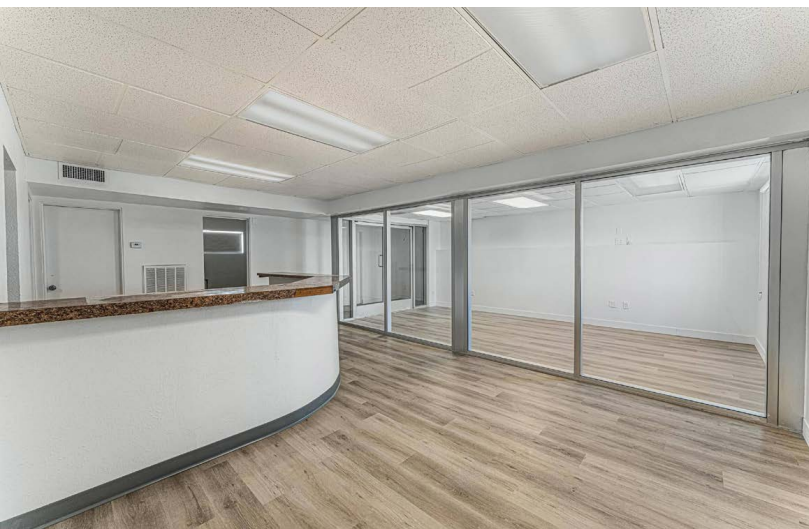**JAMES S. HAN, CCIM**
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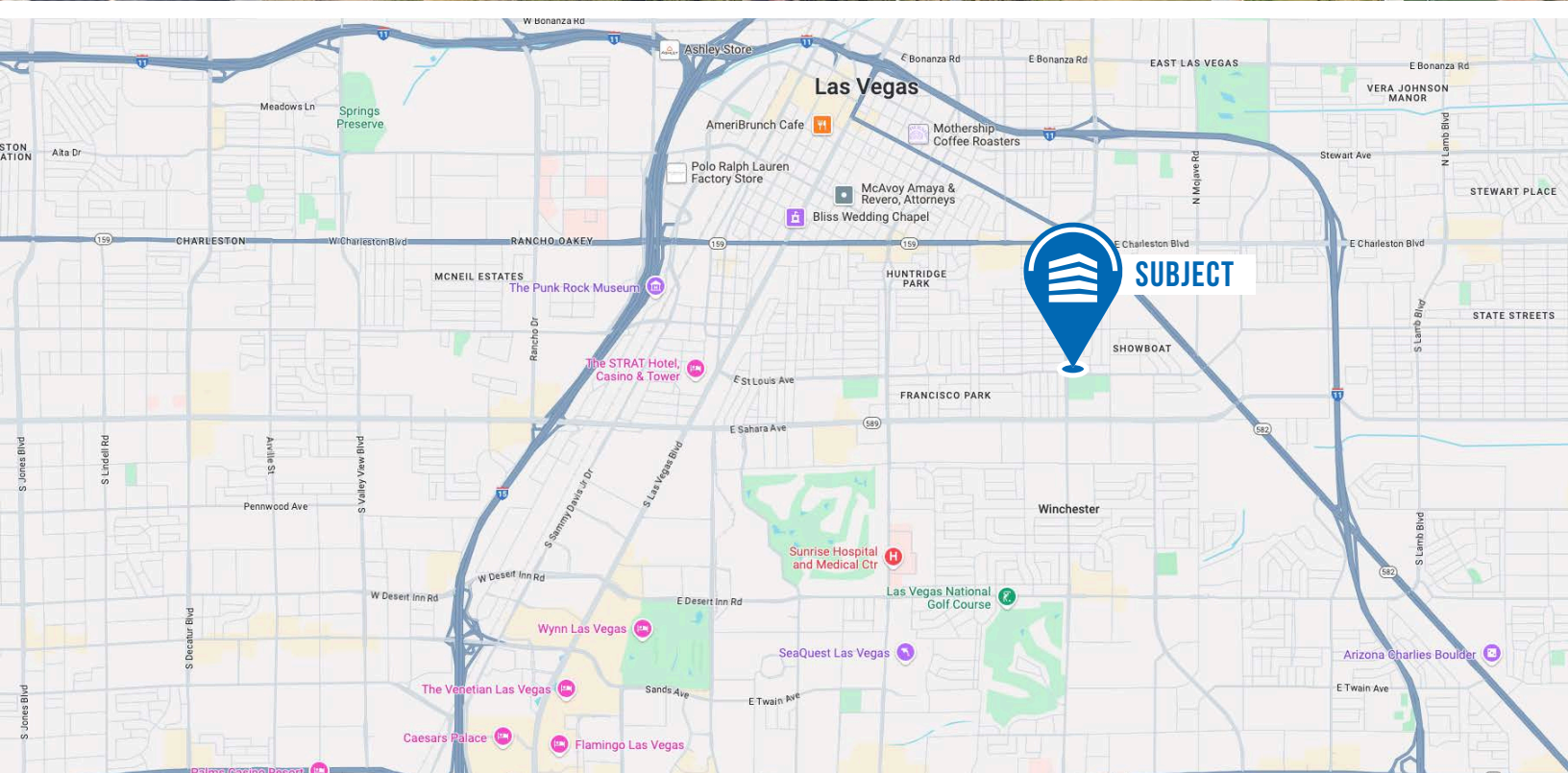✉ derek@northcap.com
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Map labels (aerial photo):
- DOWNTOWN LAS VEGAS
- ROSS DRESS FOR LESS
- DOLLAR TREE
- I-95
- E. CHARLESTON BLVD.
- TACO BELL
- Carl's Jr.
- Albertsons
- S. EASTERN AVE.
- E. ST LOUIS AVE.
- S. EASTERN AVE.
- JAYCEE PARK

Map labels (street map):
- SUBJECT

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