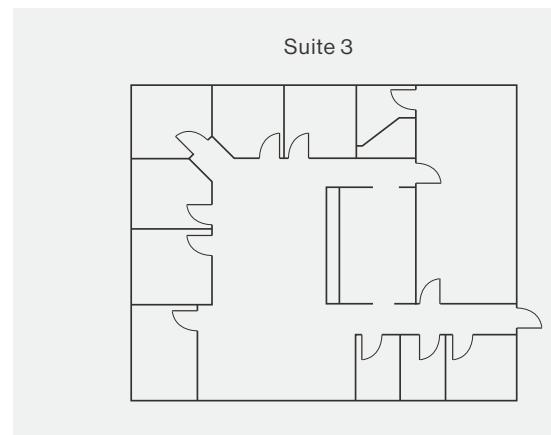


For Sale

Southwest Owner-User Investor Building with Great Visibility



**\$1,700,000
(\$340 PSF)**
Offering Price



± 5,000 SF
Total Square Footage



± 0.45 AC
Total Acreage



C-G
Zoning

8455 W. Flamingo Rd.
Las Vegas, NV 89147

- Three unit office / retail building located near the corner of West Flamingo Rd. and South Durango Dr.
- Excellent frontage and signage on monument
- Zoning of CG allows for retail uses
- ± 2,500 – 3,750 SF of the building available to owner-user for immediate or near term needs, or tenants could be renewed for income.

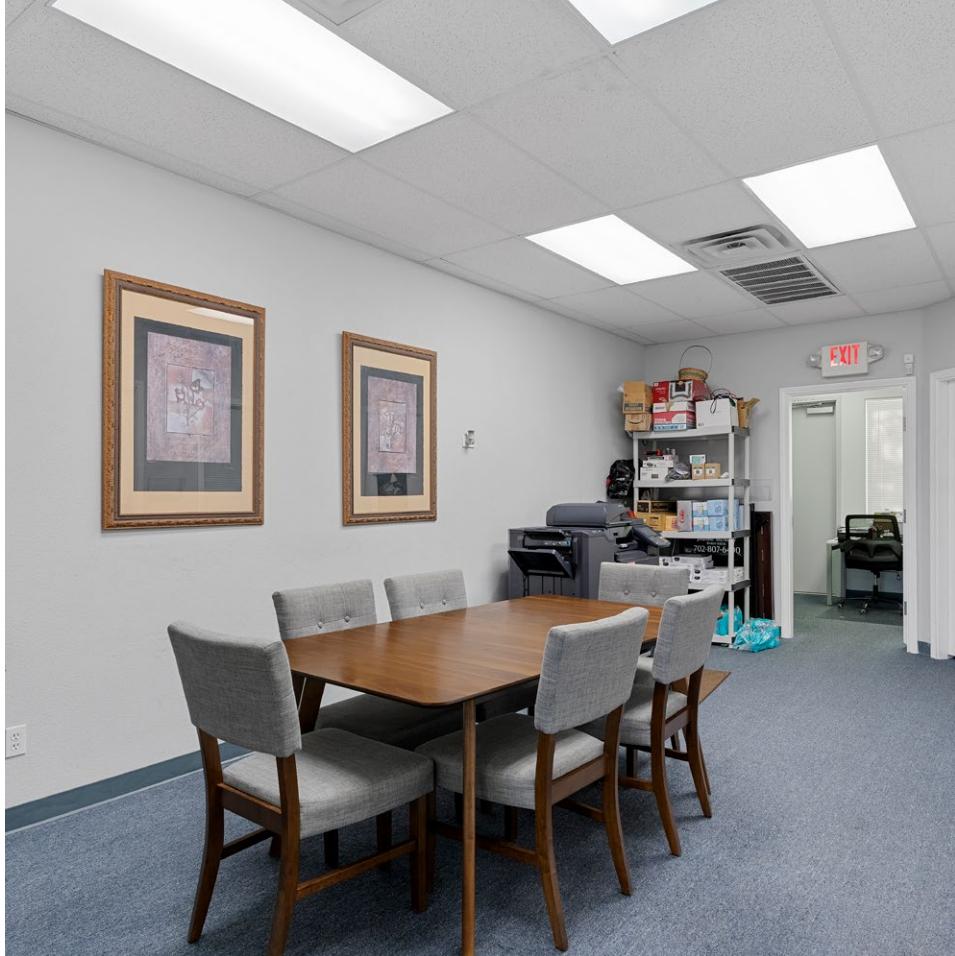
Scott Donaghe
Senior Vice President
S.0172934
C.310.880.8054
sdonaghe@logicCRE.com

Adrian Pak
Vice President
S.0200217
C.702.538.6802
apak@logicCRE.com

702.888.3500 | LogicCRE.com | 3900 S. Hualapai Way, Suite 200, Las Vegas, NV 89147

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.





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