

OFFICE SPACE • PRIME LOCATION • HIGHLY VISIBLE



**FOR SALE**  
**\$899,000**

612 S. Jones Blvd • Las Vegas, NV 89107

**GRIFFIS REALTY INVESTMENTS**

Commercial Real Estate Services | JOE GRIFFIS

7381 W Charleston Blvd | Ste 110 | Las Vegas, NV 89117 | T 702.341.0081 | C 702.406.6867





## PROPERTY FEATURES

Near I-95/I-15 interchange for easy access.

**Fully Renovated:** Modern single-story office building

1,668 sq. ft. with 6 offices, 2 bathrooms, and a large conference/showroom.

**Modern Amenities:** Includes a beautiful kitchen, Rolladen shutters, and 200-amp electric capacity.

**Secure & Private:** Large outdoor storage area with dedicated access and 12 parking spaces.

**Turn-Key Opportunity:** Priced at \$899,000, zoned Professional Office (P-R) this investment property is already set up and easy to own and manage.

Excellent location with many restaurants, shopping, Casino, bus lines and other amenities in the immediate area

Property generates \$4,982 per month. All six offices are rented.

Minimal Landlord responsibility.

Property is clean, well maintained with no known issues.



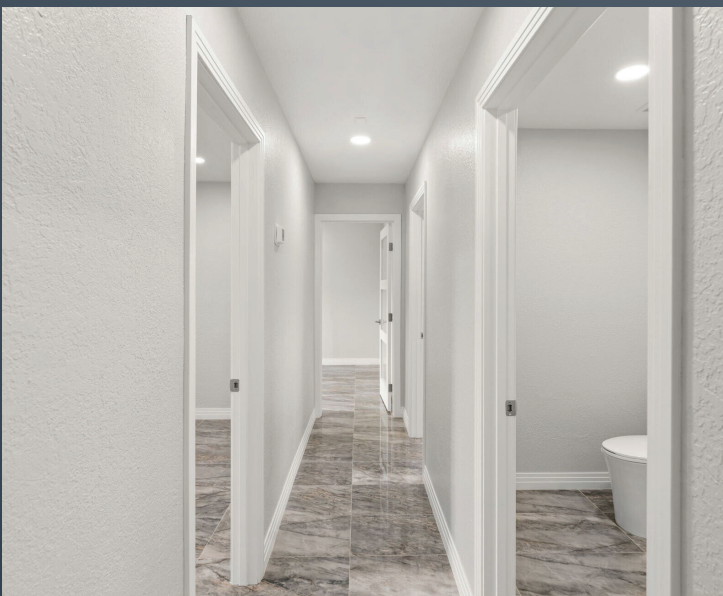
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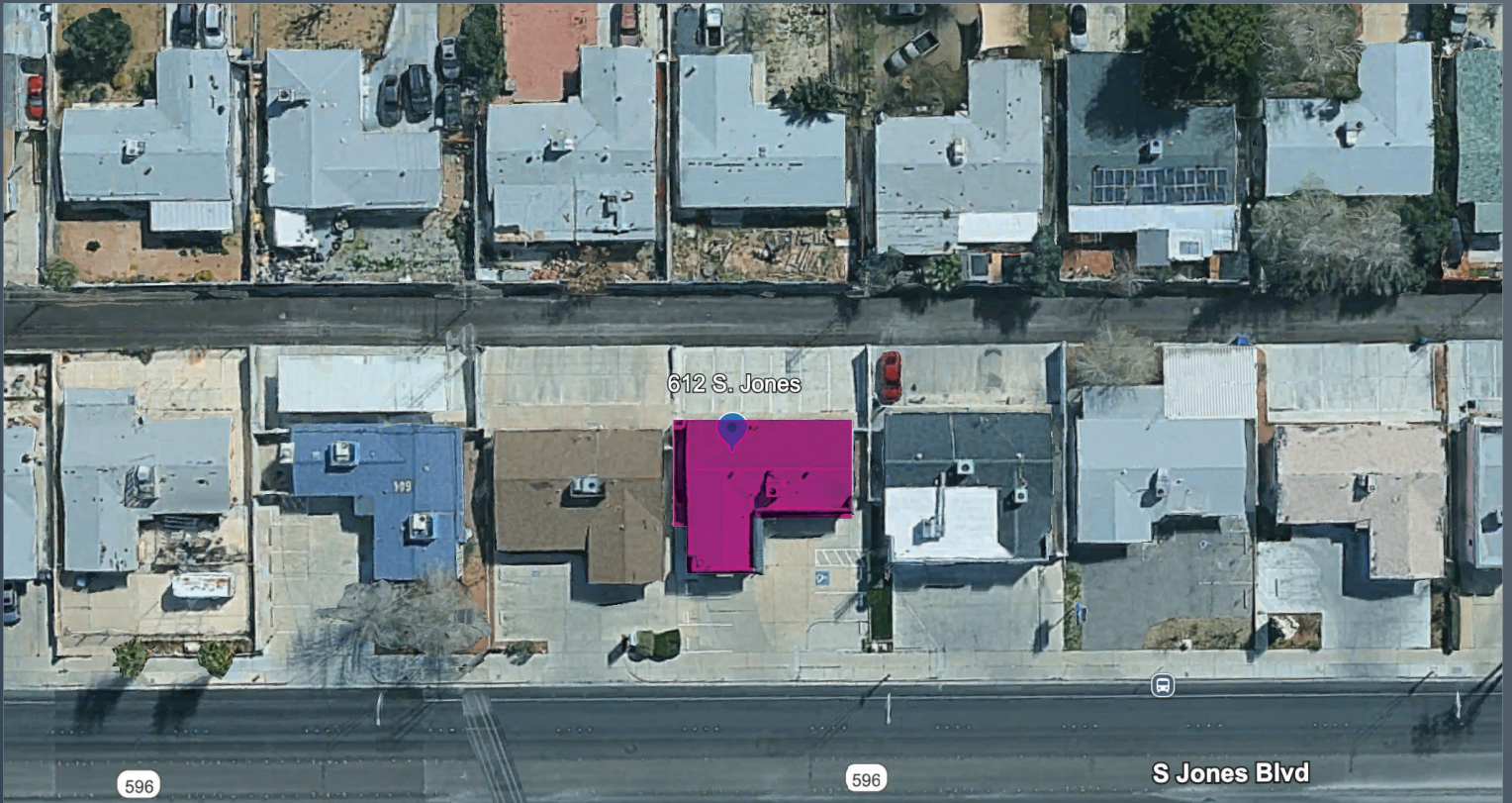
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