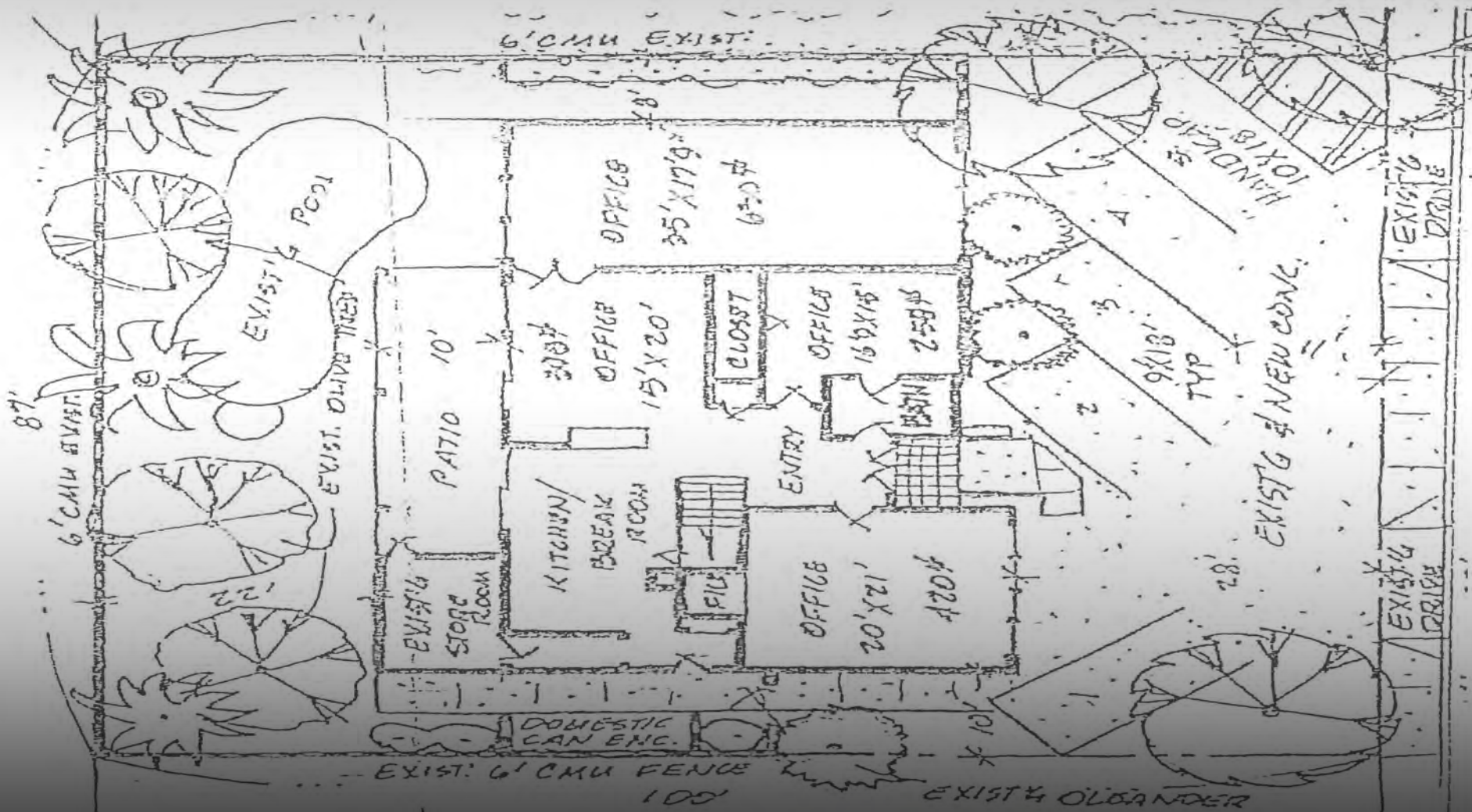


# Eastern Creative Office Space

3847 S. Eastern Avenue, Las Vegas NV 89169

Call Nancy at (702) 781-3117



OFFERING MEMORANDUM

*SITE PLAN & FIRST FLR. PLAN*

# Eastern Creative Office Space

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- Investment Summary
- Location Summary

### 02 Property Description

- Property Features
- Aerial Map
- Property Images

*International Realty*

## Nancy Hevia

(702) 781-3117  
nancy@intrealtylv.com  
Lic: 0023096

Executive Summary

Investment Summary

Location Summary

01



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## OFFERING SUMMARY

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ADDRESS	<b>3847 S. Eastern Avenue Las Vegas NV 89169</b>
OFFERING PRICE	<b>\$834,000</b>
BUILDING SF	<b>3,156 SF</b>
PRICE PSF	<b>\$264.26</b>
LAND SF	<b>8,712 SF</b>
LAND ACRES	<b>0.2</b>
YEAR BUILT	<b>1964</b>
YEAR RENOVATED	<b>2020</b>
ZONING TYPE	<b>C-P</b>
APN	<b>162-14-710-040</b>

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2022 Population	<b>19,463</b>	<b>188,486</b>	<b>456,719</b>
2022 Median HH Income	<b>\$45,350</b>	<b>\$42,464</b>	<b>\$44,960</b>
2022 Average HH Income	<b>\$72,212</b>	<b>\$65,118</b>	<b>\$67,564</b>

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## Zoning Description / Current Use

- Property use to be Zoned R-1 and the previous owner changed the Zoning to C-P.

Owner currently is using the property as Live/Use.

ALL offices are currently being used as bedrooms.

## Property Description

- Property is 2 levels and has 7 office spaces consisting of 4 down and 3 up with 2 bathrooms 1 up and 1 down. It has a full size Kitchen/Breakroom, doublesided wood-burning Fireplace, a Private large back area that has a Heated Swimming Pool and Jacuzzi with a Rock Waterfall. Seperate Sitting Area consists of a beachy feel with Sand and a Firepit. Covered Patio for those hot summer days.

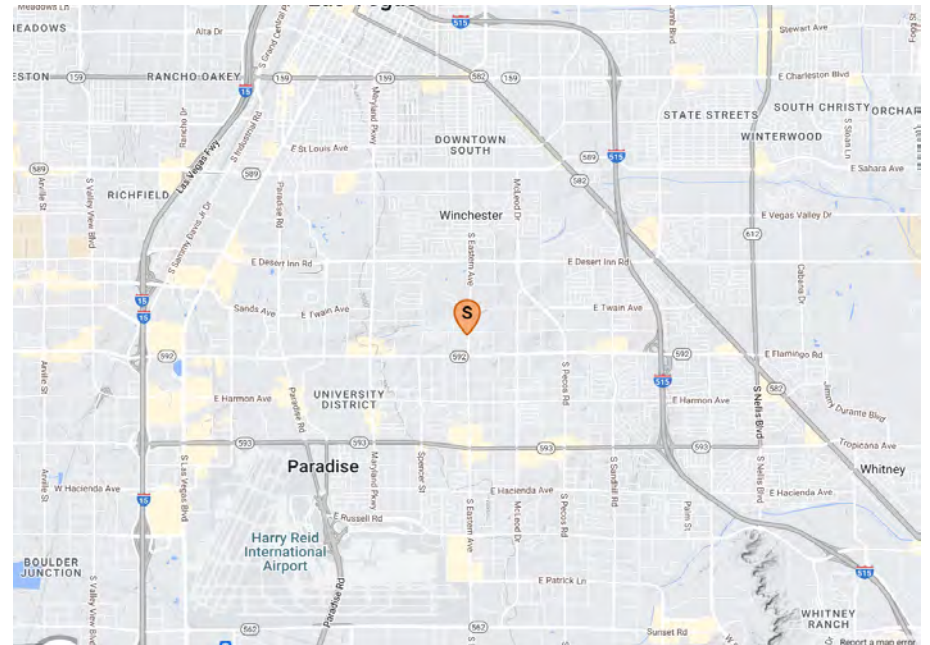
# Location Summary

- Great Central Location. 8 Minutes to the Harry Reid International Airport. 5 Minutes Drive to the Famous Las Vegas Strip

Regional Map



Locator Map



02 Property Description

Property Features

Aerial Map

Property Images

02

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## PROPERTY FEATURES

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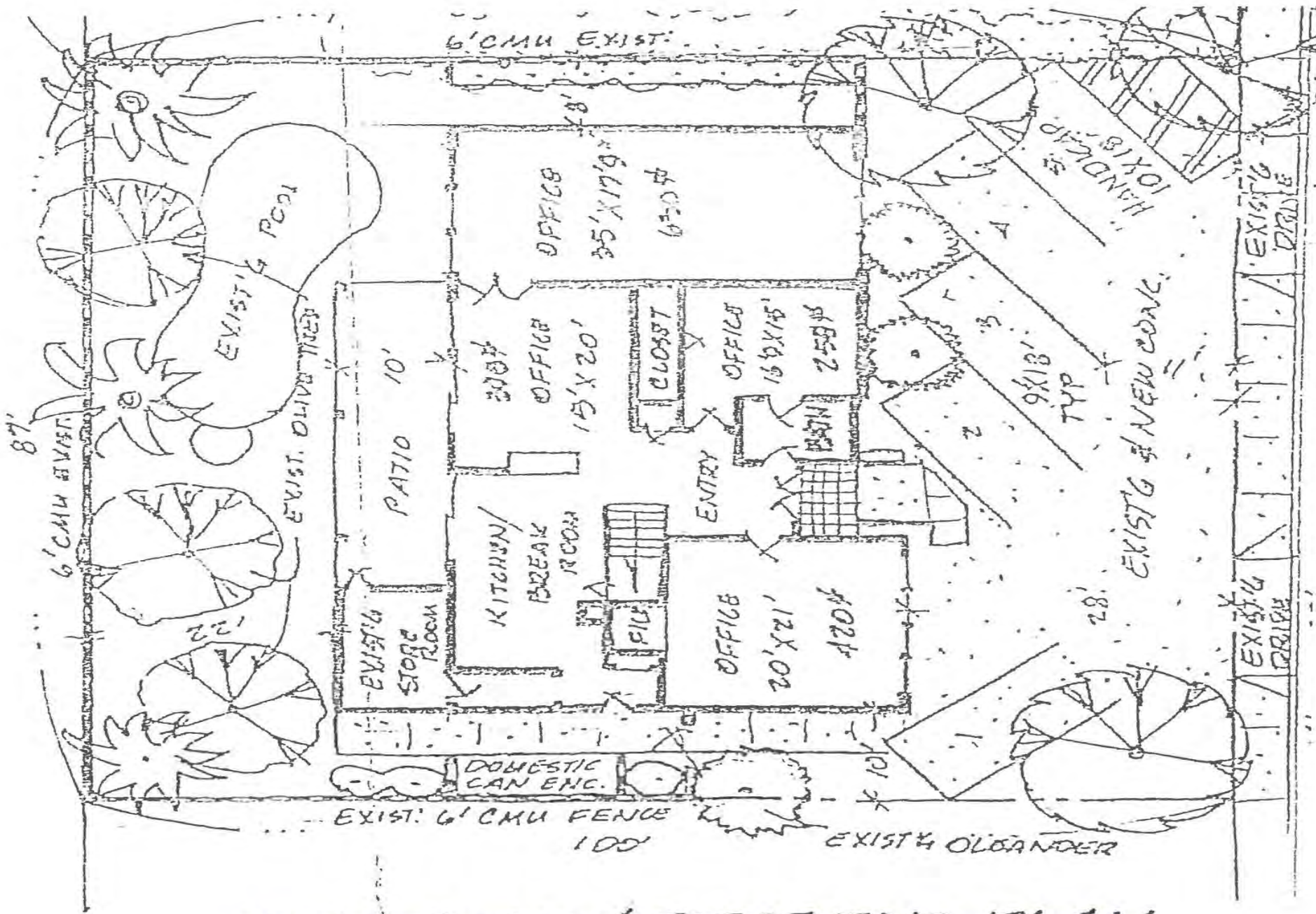
BUILDING SF	<b>3,156</b>
LAND SF	<b>8,712</b>
LAND ACRES	<b>0.2</b>
YEAR BUILT	<b>1964</b>
YEAR RENOVATED	<b>2020</b>
# OF PARCELS	<b>1</b>
ZONING TYPE	<b>C-P</b>
NUMBER OF STORIES	<b>2</b>
NUMBER OF BUILDINGS	<b>1</b>
NUMBER OF PARKING SPACES	<b>8</b>
PARKING RATIO	<b>1.89</b>

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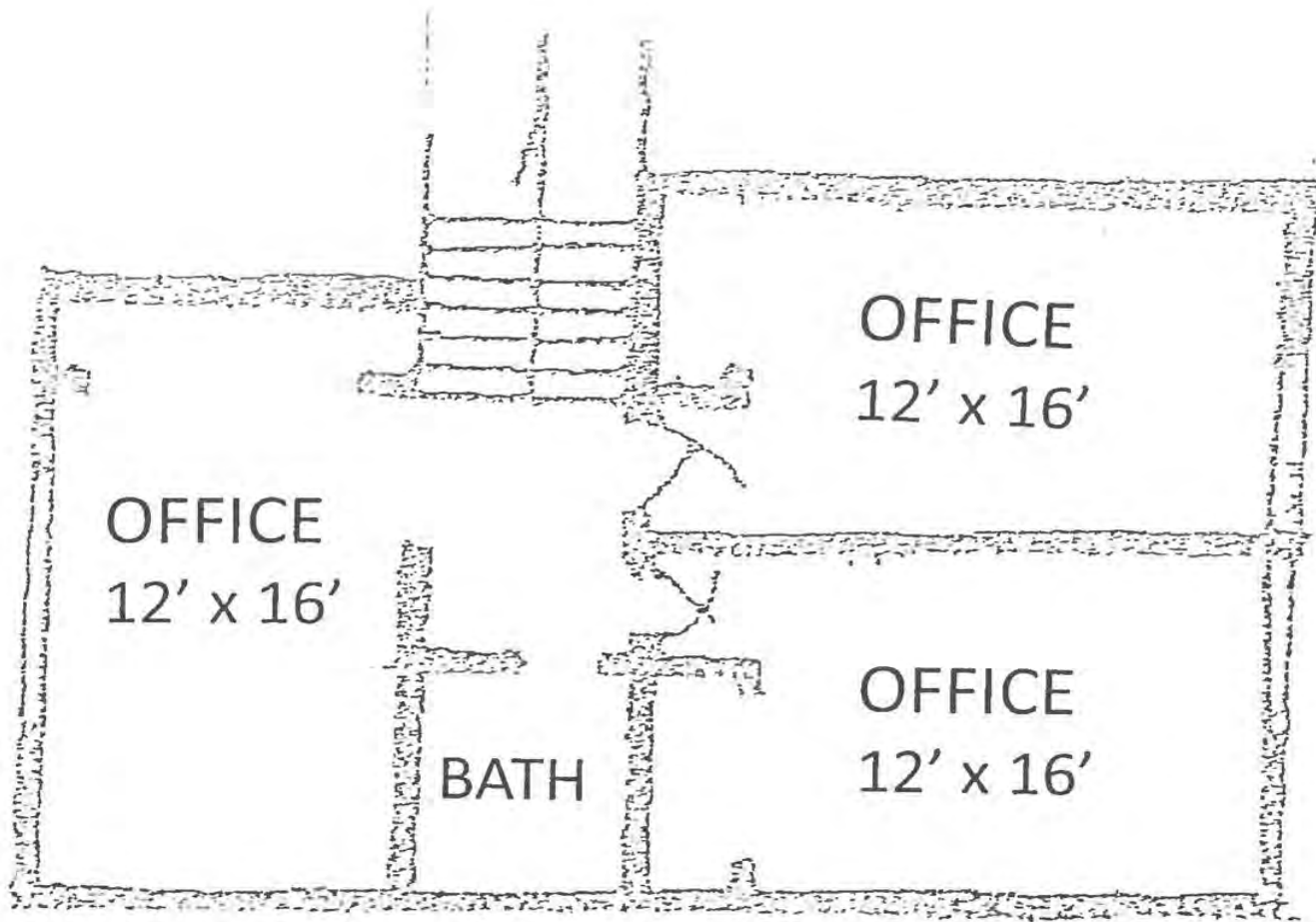
[Report a map error](#)





# SITE PLAN & FIRST FLR. PLAN

## Site Plan & First Level Floor Plan



# SECOND FLOOR PLAN

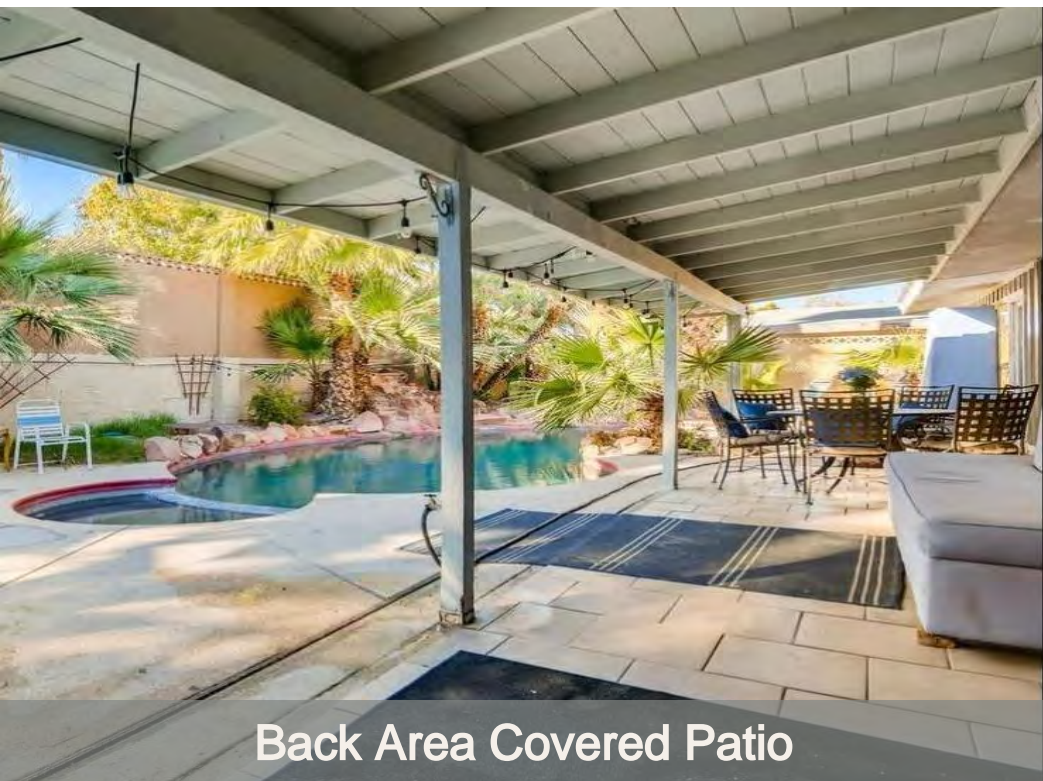
## Second Level Floor Plan



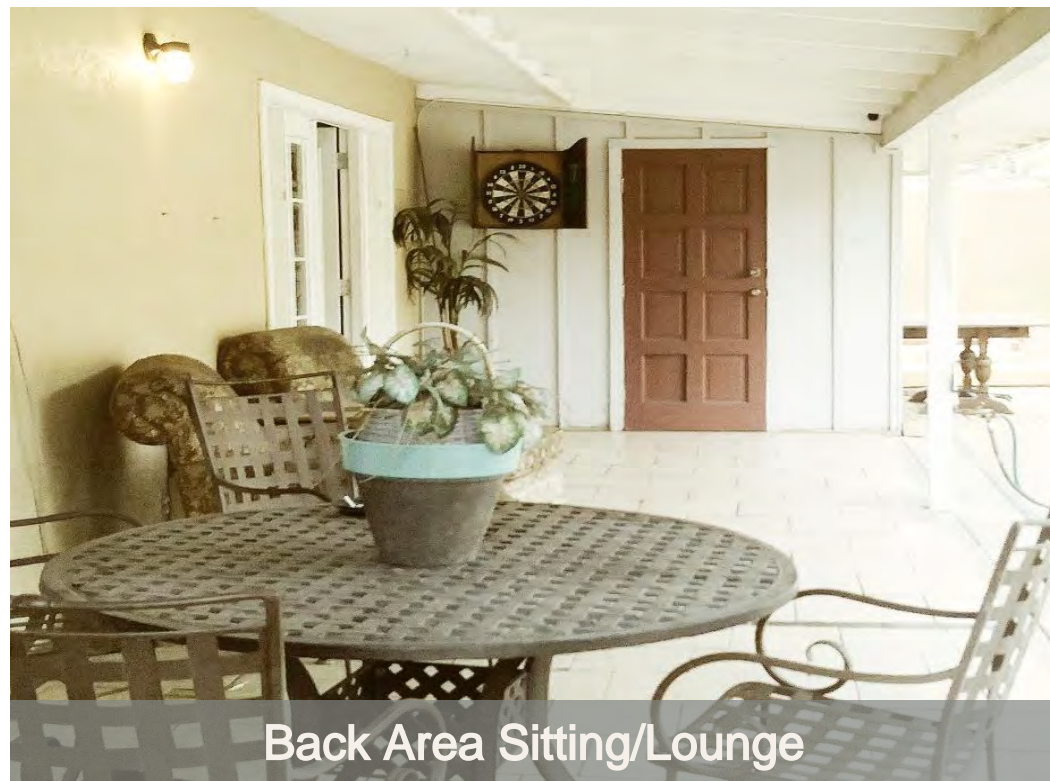
Back Area Heated Swimming Pool



Back Area Heated Swimming Pool



Back Area Covered Patio



Back Area Sitting/Lounge



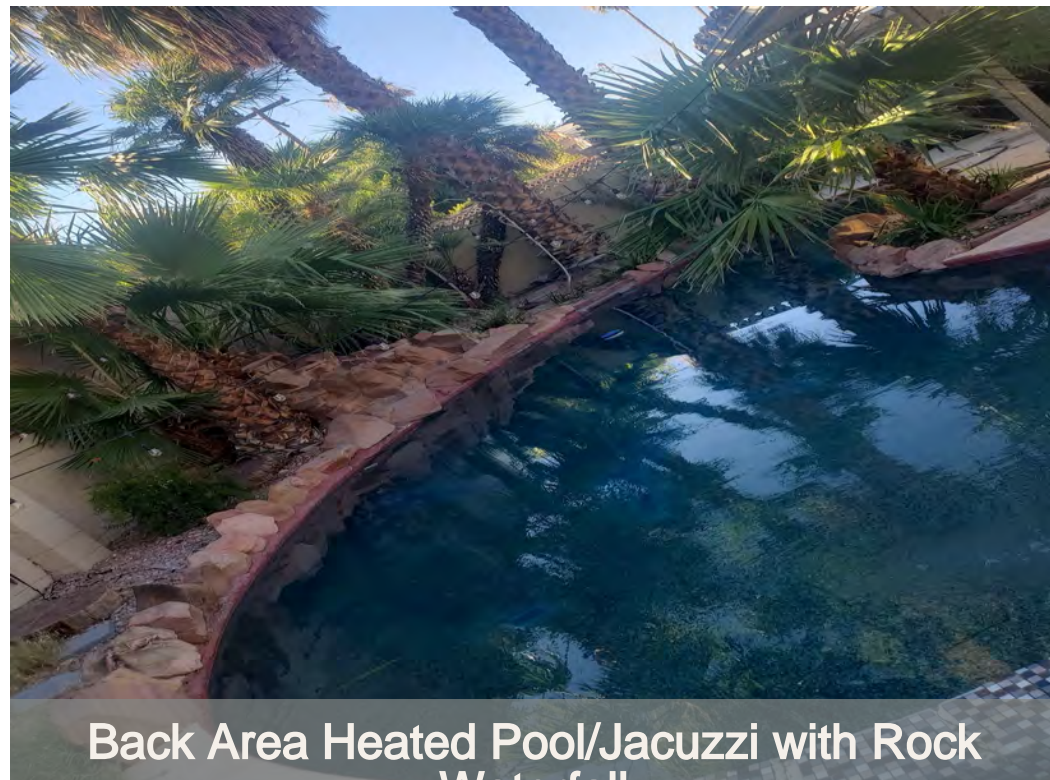
Back Area Beachy Sitting w/ Firepit



Back Area



Back Area



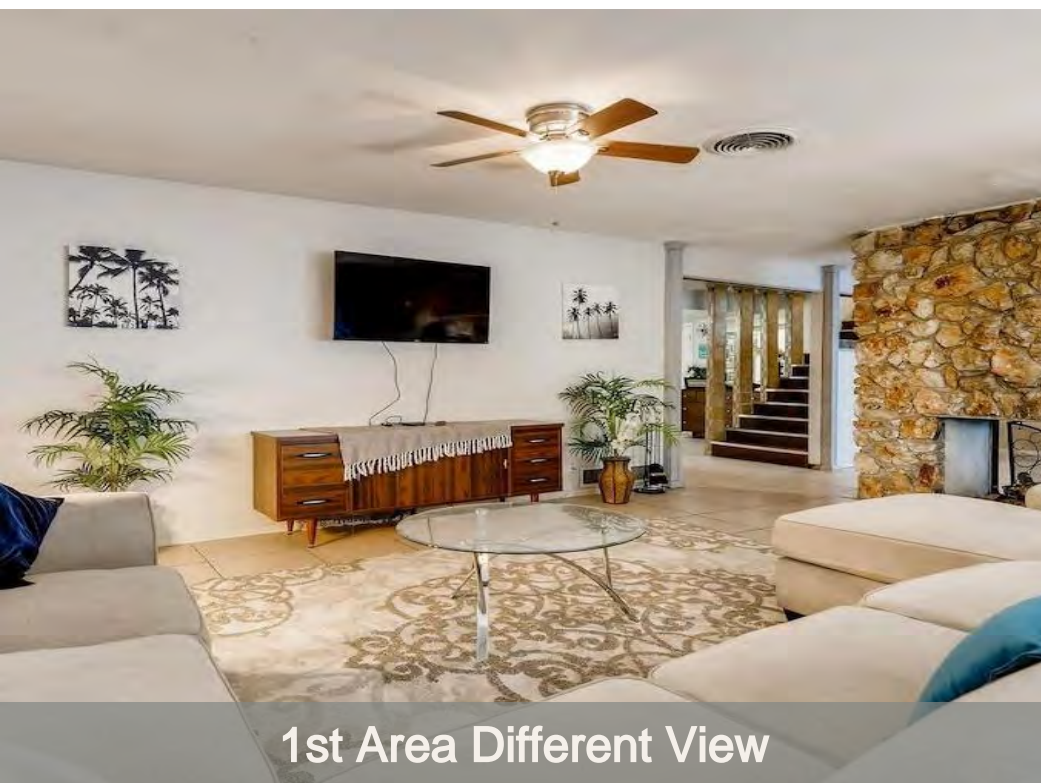
Back Area Heated Pool/Jacuzzi with Rock Waterfall



Double Door Entry - Foyer



1st Entry Area with Doublesided Fireplace



1st Area Different View



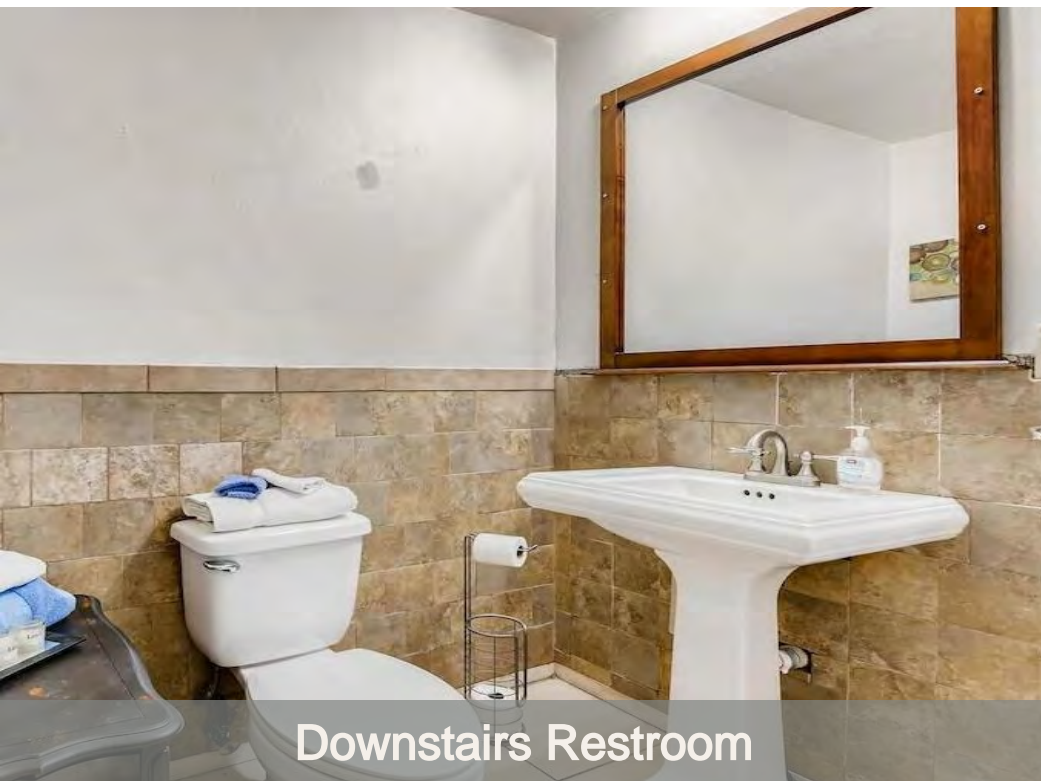
Breakroom Sitting Area



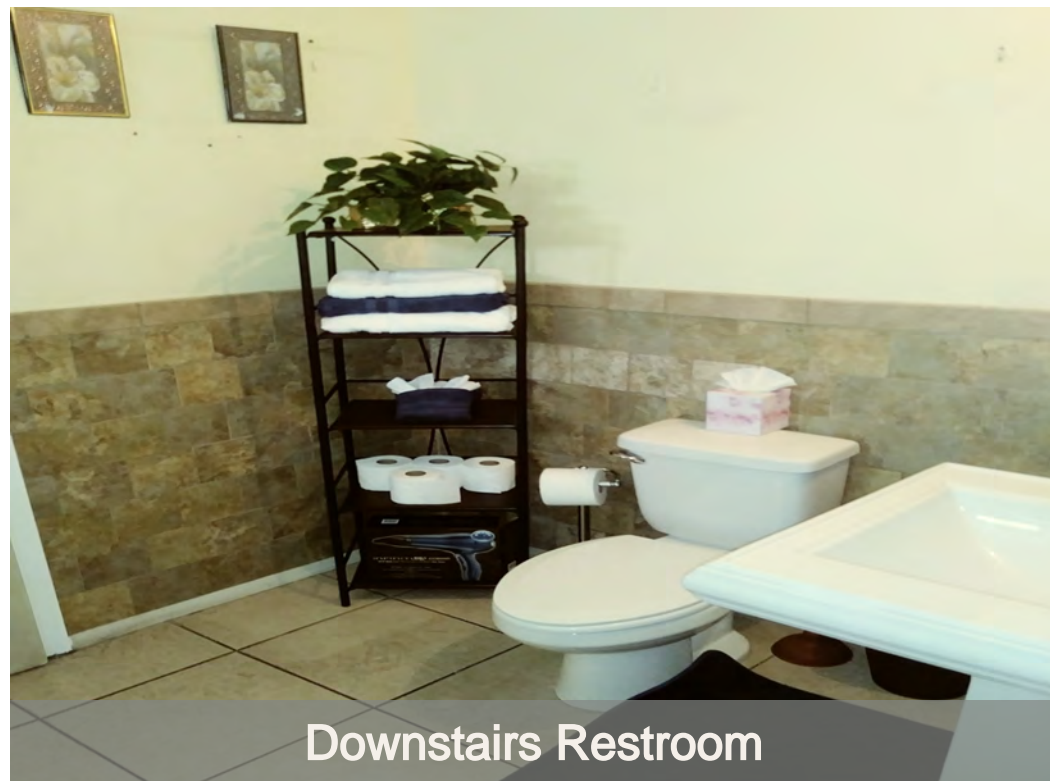
Breakroom/Full Size Kitchen



Breakroom / Sitting Area Combo



Downstairs Restroom



Downstairs Restroom





Extra Large Office 34'x18' w/ Seperate Entrance



Restroom w/ Doublesink



Restroom with Tub/Shower Combo



Restroom





Front



Front