

OFFICE FOR SALE

1310 S MARYLAND PKWY

1310 SOUTH MARYLAND PARKWAY, LAS VEGAS, NV 89104



FOR SALE - OWNER USER/INVESTMENT

GRANT BUTAK

Associate
office: 702.8106217
grant.butak@kw.com
NV# S.0185283

DAVID HOULE

Director
office: 702.273.7377
davidh@kwcommercial.com
NV# S.0169547

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

1310 SOUTH MARYLAND PARKWAY



OFFERING SUMMARY

PRICE:	\$550,000
BUILDING SF:	1,760
PRICE / SF:	\$312.50
OCCUPANCY:	1
FLOORS:	1
AVAILABLE SF:	1760
LOT SIZE:	6,011 SF
YEAR BUILT:	1944
RENOVATED:	2011
BUILDING CLASS:	C
PARKING:	8

GRANT BUTAK
Associate
O: 702.8106217
grant.butak@kw.com
NV# S.0185283

DAVID HOULE
Director
O: 702.273.7377
davidh@kwcommercial.com
NV# S.0169547

PROPERTY DESCRIPTION

1310 SOUTH MARYLAND PARKWAY



1310 S. Maryland Parkway | 1,760 Sq Ft Office

1310 S. Maryland is 1,760 sq. foot office that was a Law office prior. It sit near the Heritage Circle Park and a block away from the redeveloped Huntridge Theatre. This space is great as another law office, insurance office, Photography studio, Tax preparation and many other potential office.

GRANT BUTAK

Associate

O: 702.8106217

grant.butak@kw.com

NV# S.0185283

DAVID HOULE

Director

O: 702.273.7377

davidh@kwcommercial.com

NV# S.0169547

PROPERTY IMAGE 1

1310 SOUTH MARYLAND PARKWAY



GRANT BUTAK

Associate

O: 702.8106217

grant.butak@kw.com

NV# S.0185283

DAVID HOULE

Director

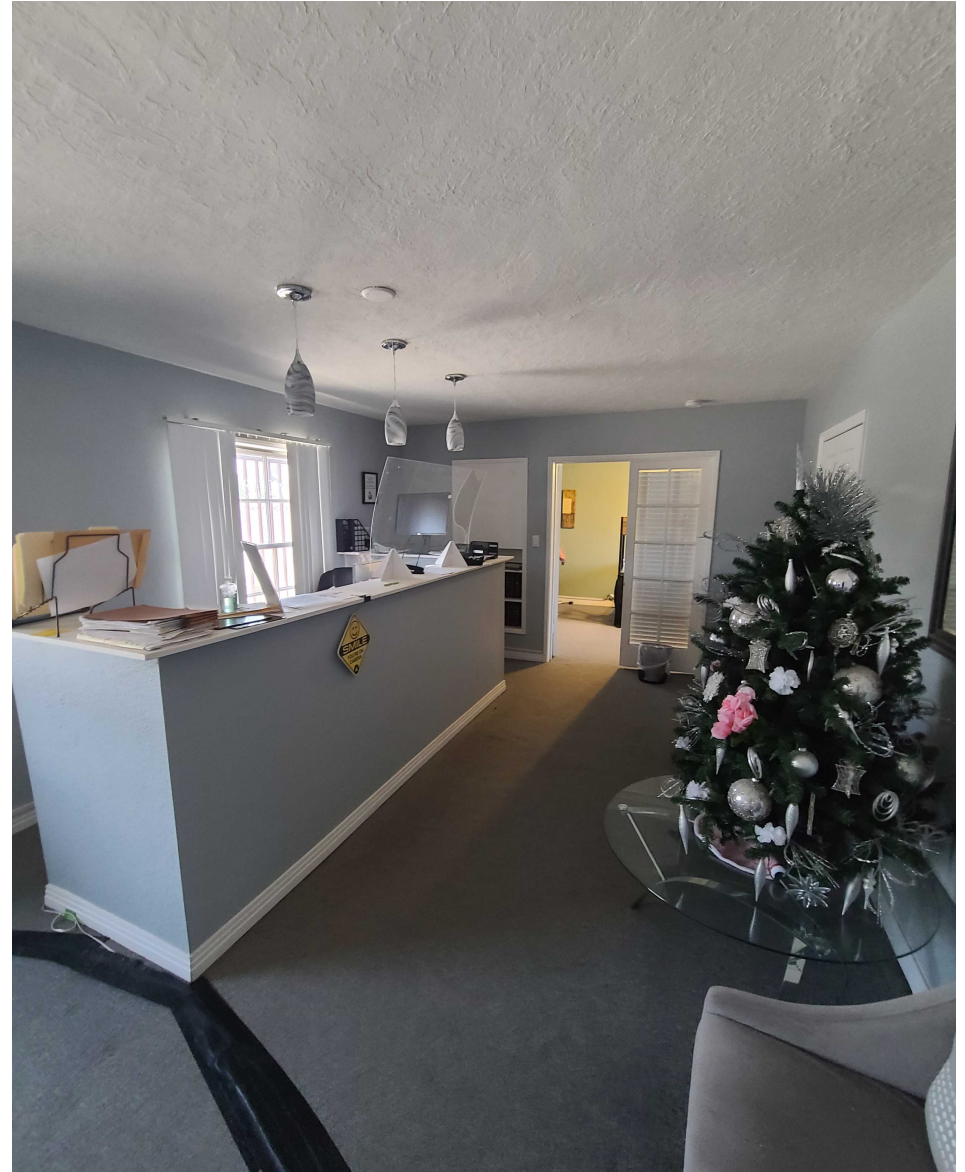
O: 702.273.7377

davidh@kwcommercial.com

NV# S.0169547

PROPERTY INTERIOR

1310 SOUTH MARYLAND PARKWAY



GRANT BUTAK
Associate
O: 702.8106217
grant.butak@kw.com
NV# S.0185283

DAVID HOULE
Director
O: 702.273.7377
davidh@kwcommercial.com
NV# S.0169547

PROPERTY INTERIOR 2

1310 SOUTH MARYLAND PARKWAY



GRANT BUTAK
Associate
O: 702.8106217
grant.butak@kw.com
NV# S.0185283

DAVID HOULE
Director
O: 702.273.7377
davidh@kwcommercial.com
NV# S.0169547

DISCLAIMER

1310 SOUTH MARYLAND PARKWAY



LAS VEGAS, NV

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial - Santa Monica in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

Keller Williams

Las Vegas

9420 W. Sahara Ave, Suite 100
Las Vegas, NV 89117

Grant Butak

Advisor

C:702.810.6217

Grant.Butak@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

DAVID HOULE
O: 702-273-7377
david@davidhoule.net

GRANT BUTAK
Associate
O: 702.8106217
grant.butak@kw.com
NV# S.0185283

DAVID HOULE
Director
O: 702.273.7377
davidh@kwcommercial.com
NV# S.0169547

CONTACT US

1310 SOUTH MARYLAND PARKWAY



Grant Butak
Commercial Broker
Email: Grant.Butak@kw.com
Mobile No.: (702) 810-6217

Keller Williams Las Vegas |
9420 W. Sahara Ave, Suite 100
Las Vegas, NV 89117

GRANT BUTAK
Associate
O: 702.8106217
grant.butak@kw.com
NV# S.0185283

DAVID HOULE
Director
O: 702.273.7377
davidh@kwcommercial.com
NV# S.0169547