

**BERKSHIRE
HATHAWAY**
HOMESERVICES

COMMERCIAL DIVISION

**FOR SALE
SINGLE TENANT
NNN OPPORTUNITY**

\$3,000,000



1855 E WARM SPRINGS ROAD
LAS VEGAS, NV 89119



Matthew Mullin
702.326.5714
matthewm@themullingroup.com





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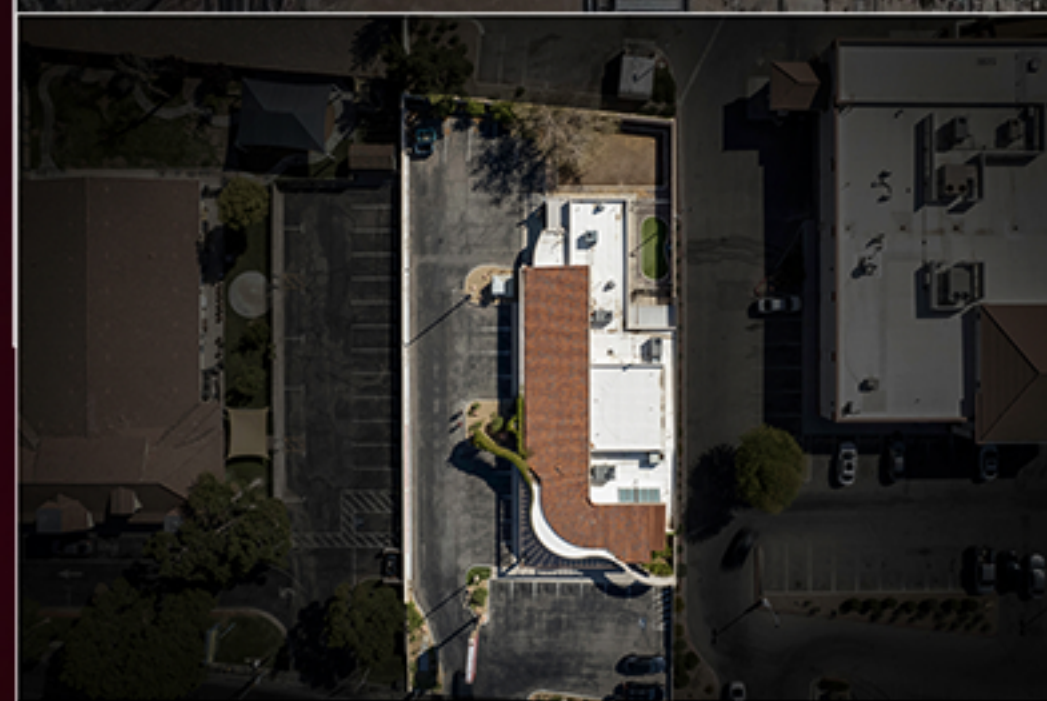




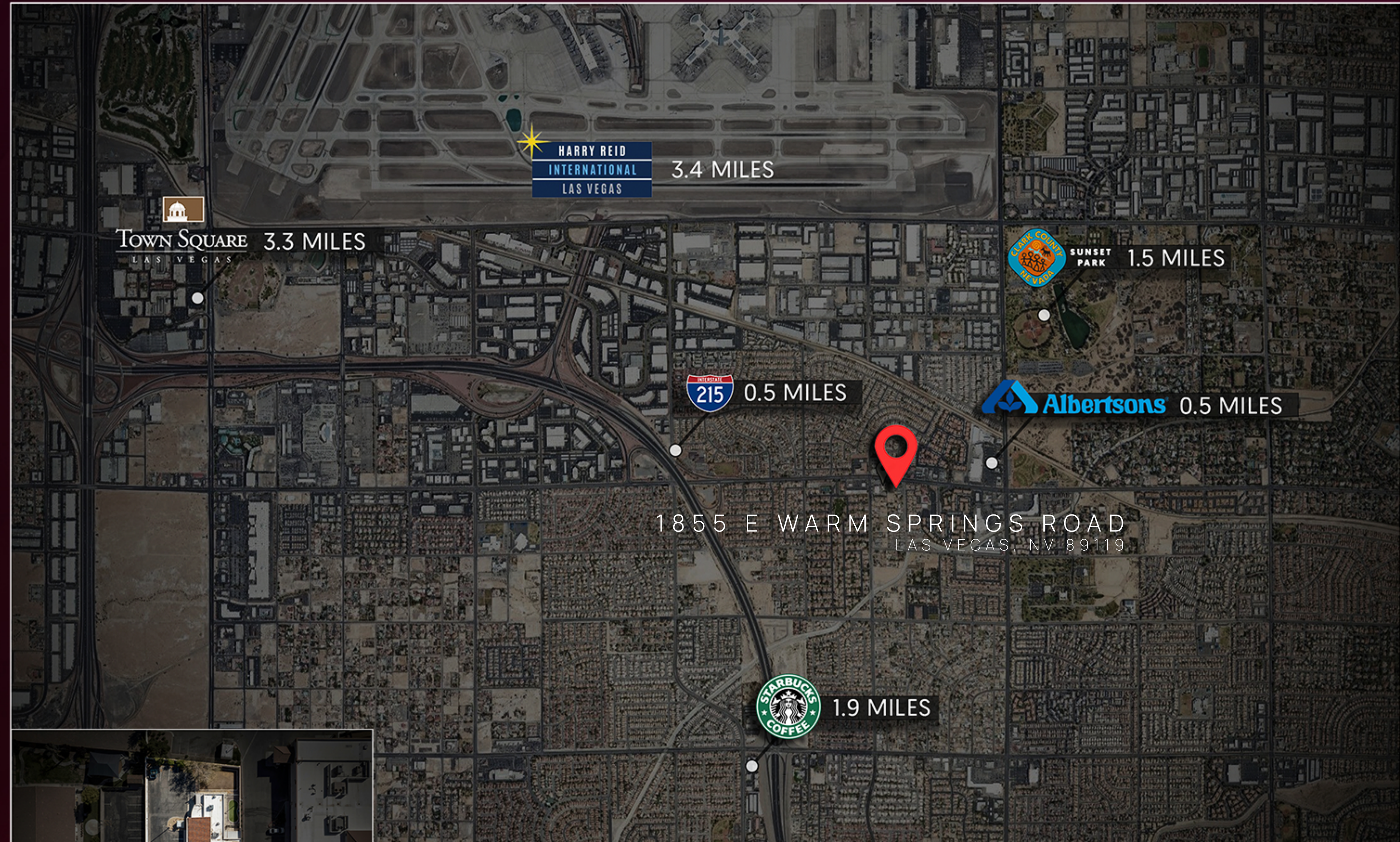
SOUTH VIEW



NORTH VIEW



BIRDSEYE VIEW



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ADDRESS

1855 E WARM SPRINGS RD

BUILDING SIZE / LOT SIZE

5,906 SQ.FT. / 0.53 ACRE

SINGLE TENANT NNN LEASE

REGIONAL CORPORATE TENANT
WITH 32 LOCATIONS IN THE
US SOUTHWEST

5 YEAR LEASE WITH 2 - 5 YEAR
OPTIONS TO RENEW

ANNUAL RENT

2024 - \$212,242 2025 - \$216,486

CAP RATE

7.2%



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