



REAL ESTATE

#### 830 EAST SAHARA AVENUE

Welcome to an extraordinary opportunity in central Las Vegas, just moments from the Strip!

Inside, functionality meets elegance with five bathrooms, including three equipped with showers, catering to a variety of business needs. The abundance of individual offices, some featuring storage closets, ensures ample workspace options for tenants or owners alike. Welcoming guests with its inviting front lobby, the property also features a versatile kitchen space that can easily be transformed into a full kitchen and dining area.

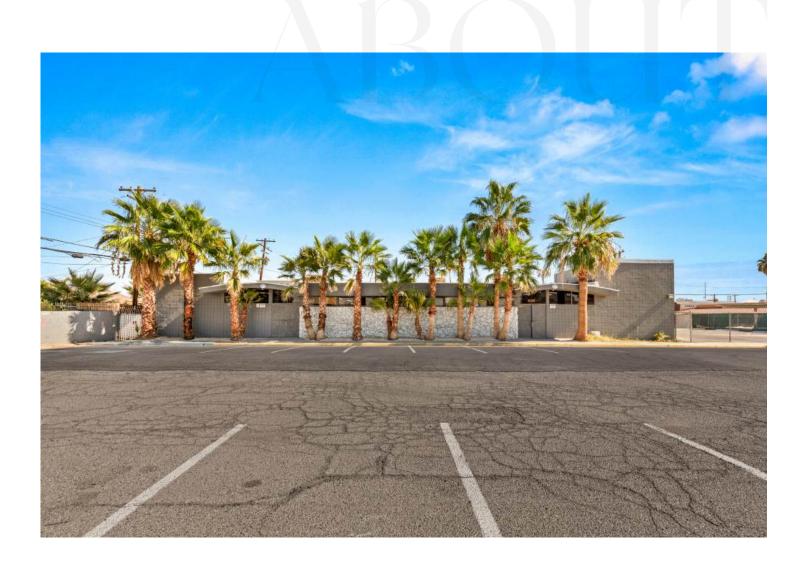
- 7,700 SQFT
- 0.46 ACRE PARCEL
- 22 PARKING SPACES
- 5 BATHROOMS

# COMMERCIAL LISTING



### ABOUT THE PROPERTY

Additionally, a 1,000-square-foot area is perfectly suited for a conference room, enhancing the property's versatility and appeal. Recent updates including plumbing and roof enhancements add significant value, making this property an irresistible investment opportunity.

















830 E Sahara Ave

7,770

SQFT





#### #1 CHOICE IN LAS VEGAS

## We are dedicated to helping you buy, sell, or *invest*



CHIP MADSEN

COMMERCIAL & LUXURY REAL ESTATE ADVISOR

LIC# S.0073912 702-420-3332 CHIP@ISLUXURY.COM

2130 Park Centre Drive, Suite 120, Las Vegas NV 89135

IS LUXURY



©2023 IS LUXURY LLC

IS LUXURY is an exclusive member of Forbes Global Properties. Forbes® is a registered trademark used under license. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity. NV Lic #: 0046822

