

EXCLUSIVE LISTING!

10,085 SF Office/Comm Bldg- Listed for \$4,400,000
6030 S Jones Blvd #100 Las Vegas, NV 89118



- APN # 163-36-210-001
- 10,085 S.F. Building
- Lot Size 37,897 S.F.
- Unincorporated Clark County Spring Valley jurisdiction
- Planned Land Use-Neighborhood Commercial
- Zoned CP-Commercial Professional
- Inside the S. Jones Professional Park
- Sidewalks with curbs and lights, ample parking
- Rent \$22,000 / 6% return
- Lease commenced April 3, 2023 -60-month initial term. Tenant shall have one Five (5) year option to Extend the lease at the expiration date on April 3, 2028.



Mark Anthony Rua
Brokers

S.026655

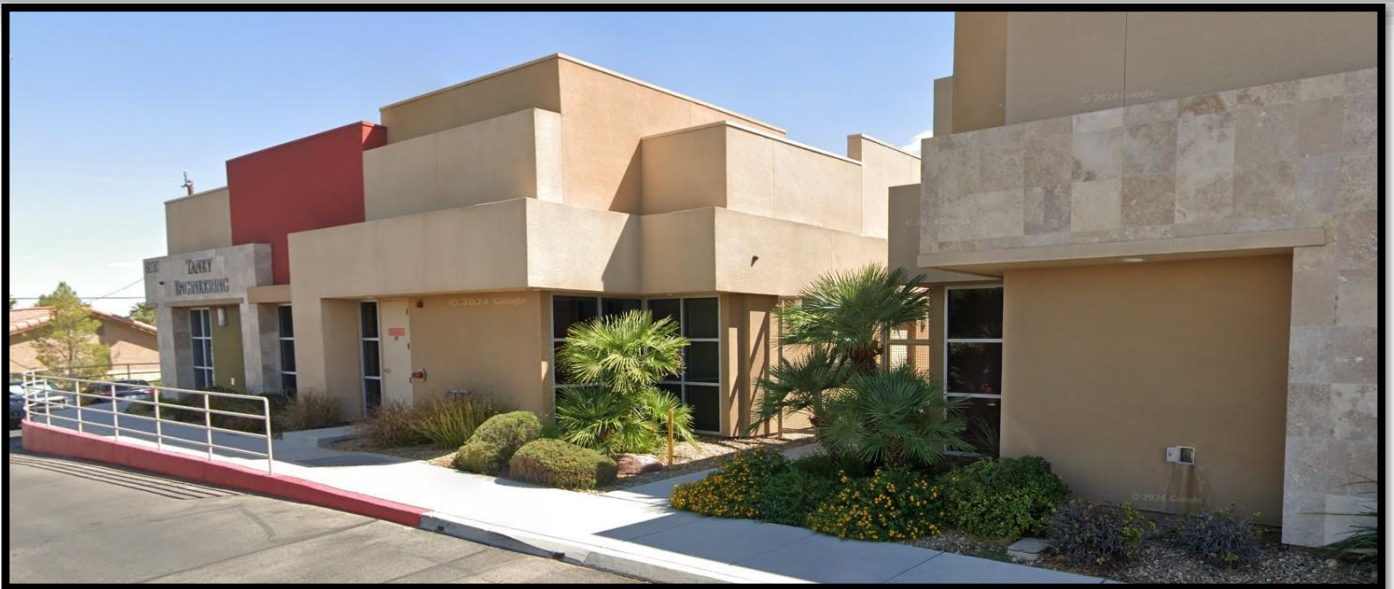
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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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