

EXCLUSIVE LISTING!

7,530 Square Foot Commercial Center for \$3,650,000
8334 S. Maryland Pkwy Las Vegas, NV 89123



- ❖ APN # 177-14-201-001
 - ❖ NNN leases
- ❖ Five Total Suites-One Vacant
- ❖ Total Square Feet: +/- 7,530
 - ❖ Year Built: 2018
 - ❖ Lot Size 0.78 +/- Acres
- ❖ Zoned CG-General Commercial
 - ❖ Unincorporated Clark County-Paradise District
- ❖ Close to I-215, across from public park and community center
 - ❖ All expenses included in CAM fees.



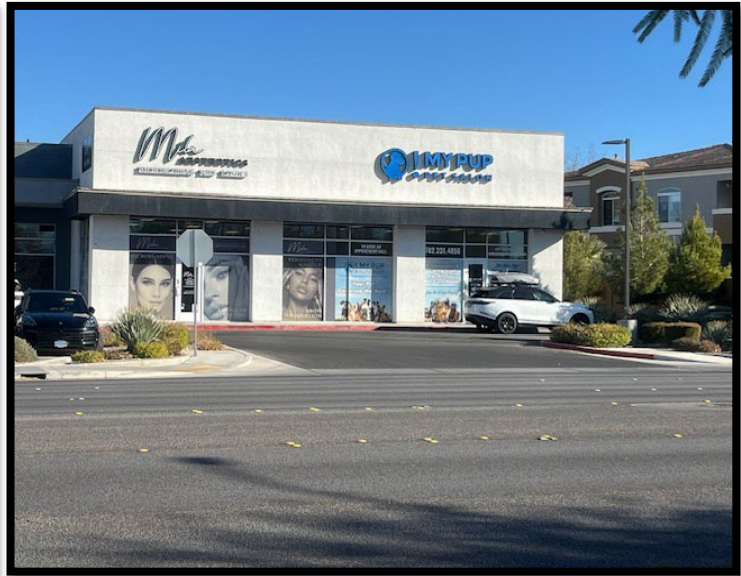
Mark Anthony Rua S.026655
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



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Current Tenants

(all suite measurements need to be verified by Buyer)

- O My Pup Pet Salon- Start 2/1/2022-Suite 101 (1,380 S.F.)
- Mila Aesthetics- Start 1/1/2022-Suite 102 (1,374 S.F.)
- Suite 103 (1,463 S.F.)-Vacant
- Allure Salon- Start 5/1/2021-Suite 104 (1,500 S.F.)
- Frankensons Pizza- Start 11/1/2021- Suite 105 (1,803 S.F.)



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Rent Roll

Rent Roll Summary

Totals

Unit	Name	Sq Ft	Cam	Rent
101	My Pup Pet	1380	\$593.40	\$2,789.22
102	Allure Salon	1500	\$645	\$4,087
103	Mila Aesthetics	1374	\$590.87	\$2,926.62
104	Vacant (potential rent)	1493	\$629.09	\$3,493.13
105	Pizzeria	1803	\$991.65	\$4,802.65

Monthly Rental
Income + Cam
fees=
\$21,549.63

Yearly Income
+ Cam fees =
\$258,595.56
-minus
expenses
\$208,732

5.7 Cap Rate
(potential)

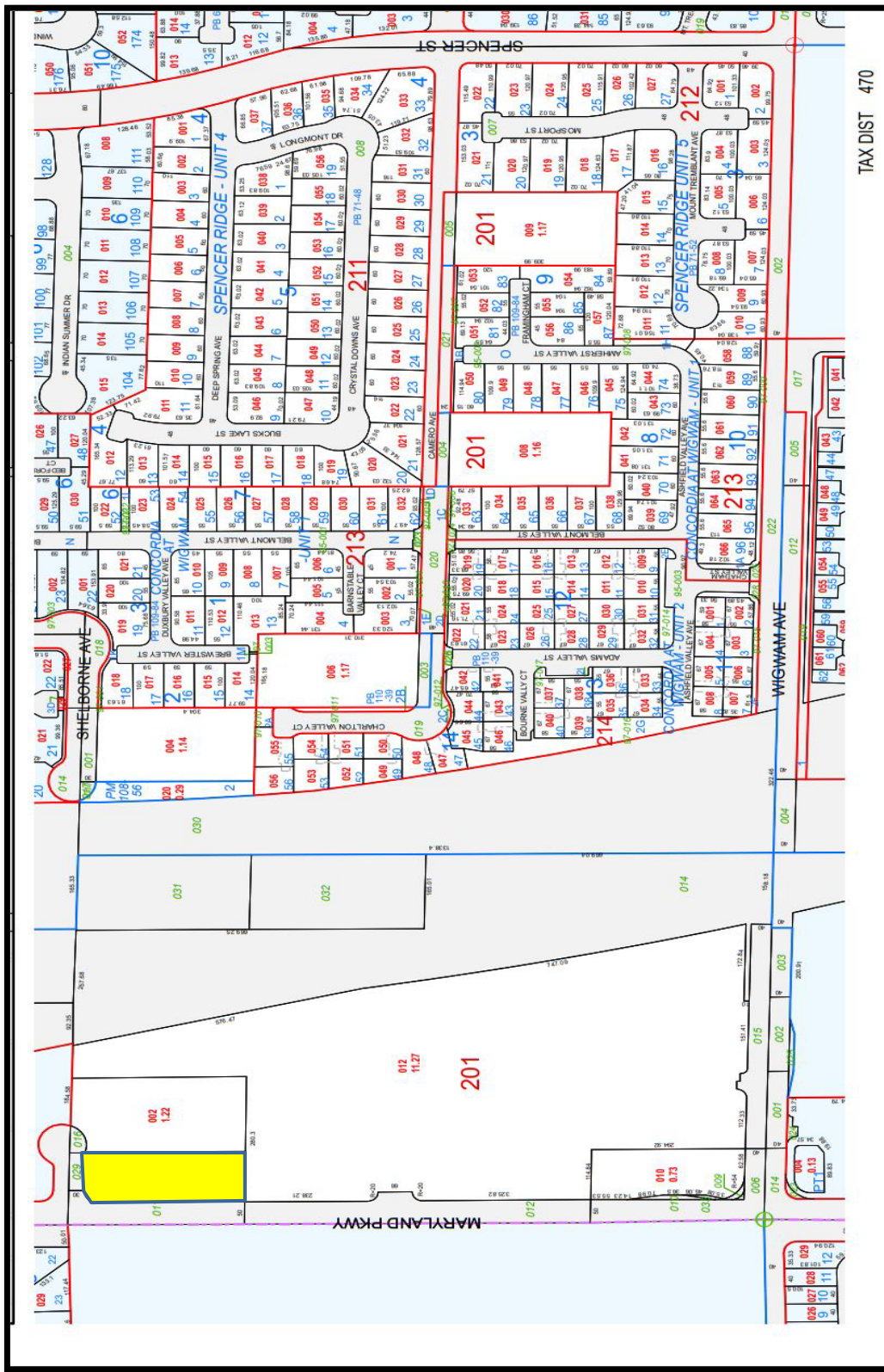


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