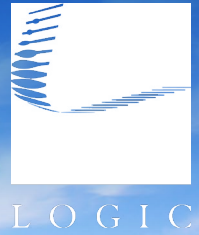


For Sale

Owner/User Opportunity in Rancho Gowan Business Park



View Listing

3672-3674 N. Rancho Dr., Las Vegas, NV 89130



\$2,350,000

Offering Price



± 9,650 SF

Total Square Footage



\$244 PSF

Price Per Square Foot



± 0.69 AC

Total Acreage

- ± 4,250 SF available to owner/user with income from tenants on remainder
- 3672-3674 N. Rancho Drive offers a rare opportunity to acquire a well-maintained office property in a high-visibility Northwest Las Vegas location
- The property was built in 2000
- The building totals ± 9,650 SF on ± 0.69 acres and is single-story
- Features two grade-level doors, creating potential for flex-space use
- The property is currently leased to three diverse tenants
- Benefits from strong surrounding demographics with close proximity to retail, dining, and service amenities



Scott Donaghe, SIOR

Senior Vice President

S.0172934

C. 310.880.8054

sdonaghe@logicCRE.com



Adrian Pak

Vice President

S.0200217

C. 702.538.6802

apak@logicCRE.com

702.888.3500 | LogicCRE.com | 3900 S. Hualapai Way, Suite 200, Las Vegas, NV 89147

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.





702.888.3500 | LogicCRE.com | 3900 S. Hualapai Way, Suite 200, Las Vegas, NV 89147

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

