

# Medical Building for Sale

2647 BOX CANYON DRIVE, LAS VEGAS, NV 89128



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## 2647 Box Canyon Drive Las Vegas, NV 89128

This free-standing medical building is located within the Box Canyon Professional Park, near Mountain View Hospital, in the medical corridor of the northwest Las Vegas submarket. The space is built out for medical use with exam rooms, lab, nurses' stations and large reception/waiting area.

### Property highlights

- Free-standing medical building
- ± 4,677 SF
- Second generation medical space
- Built in 2005
- 5:1,000 parking ratio

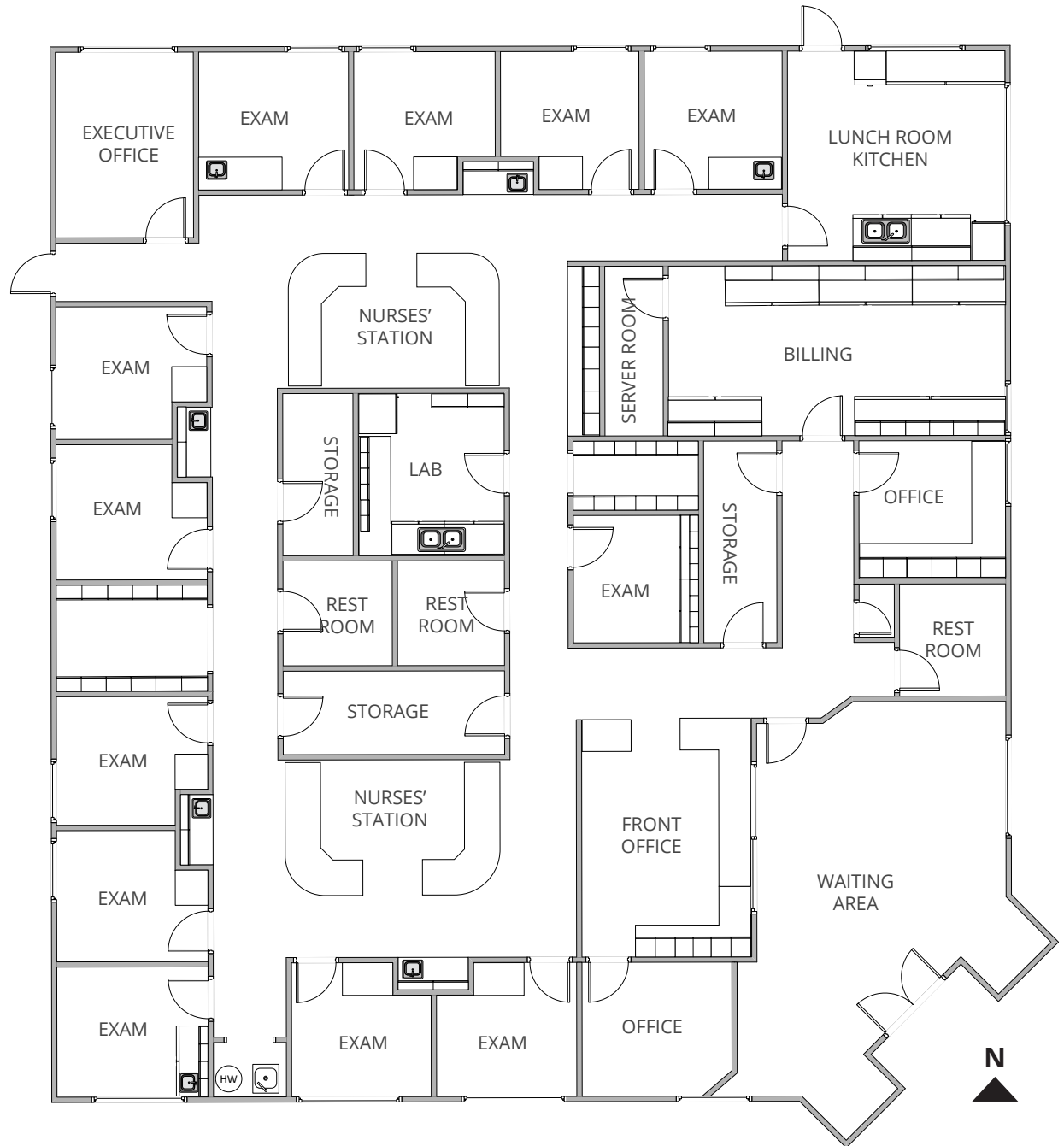
**Sale Price: \$1,636,950 (\$350 PSF)**



# Floor plan

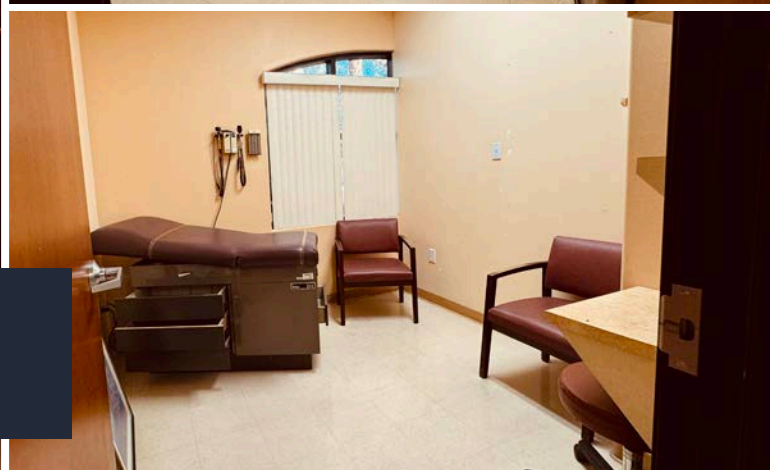
±4,677 sf

- 2 nurses' stations
- Lunch room/kitchen
- Front office/reception
- Exam rooms/offices
- Executive office
- Waiting area
- Server room
- 3 restrooms



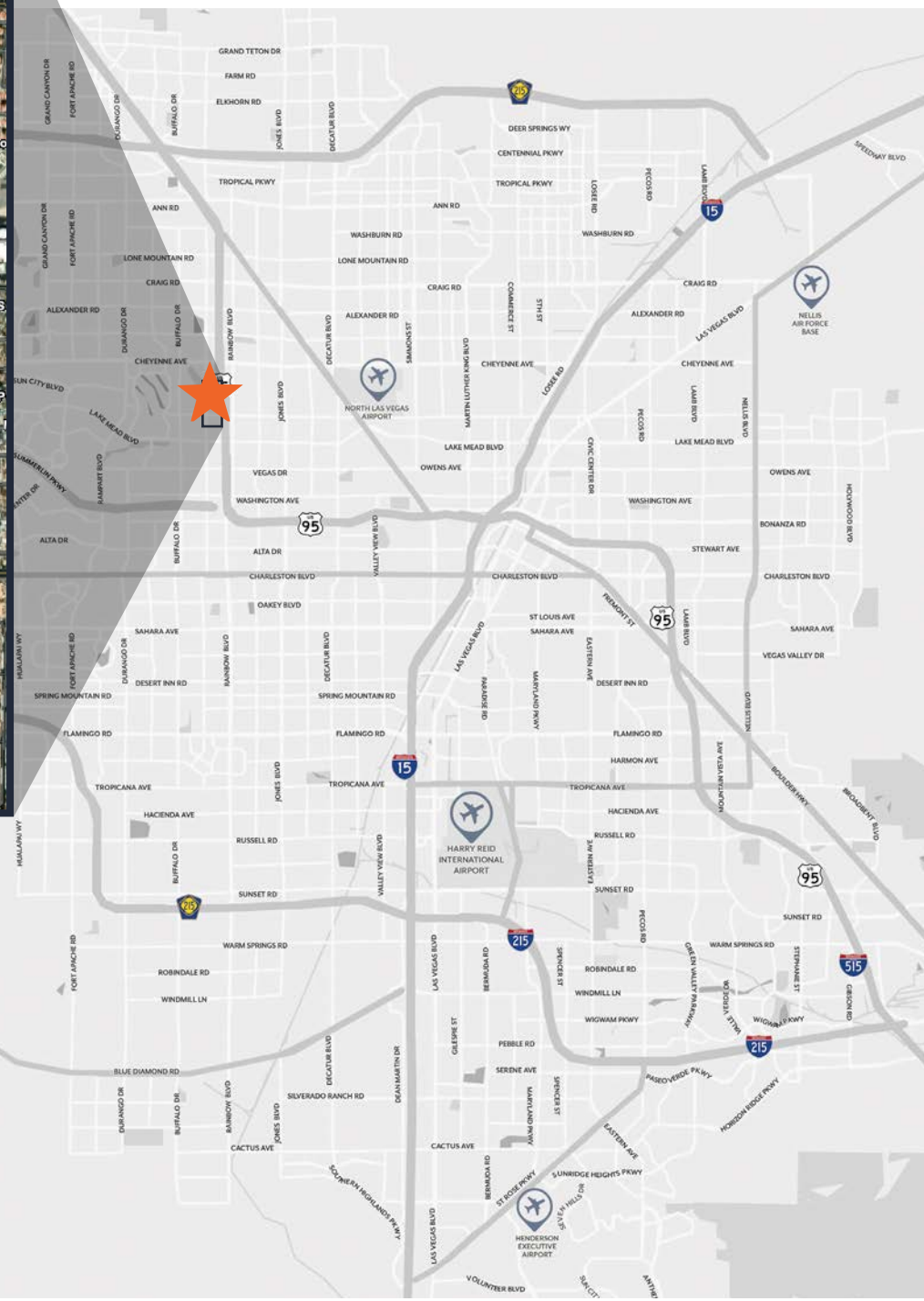
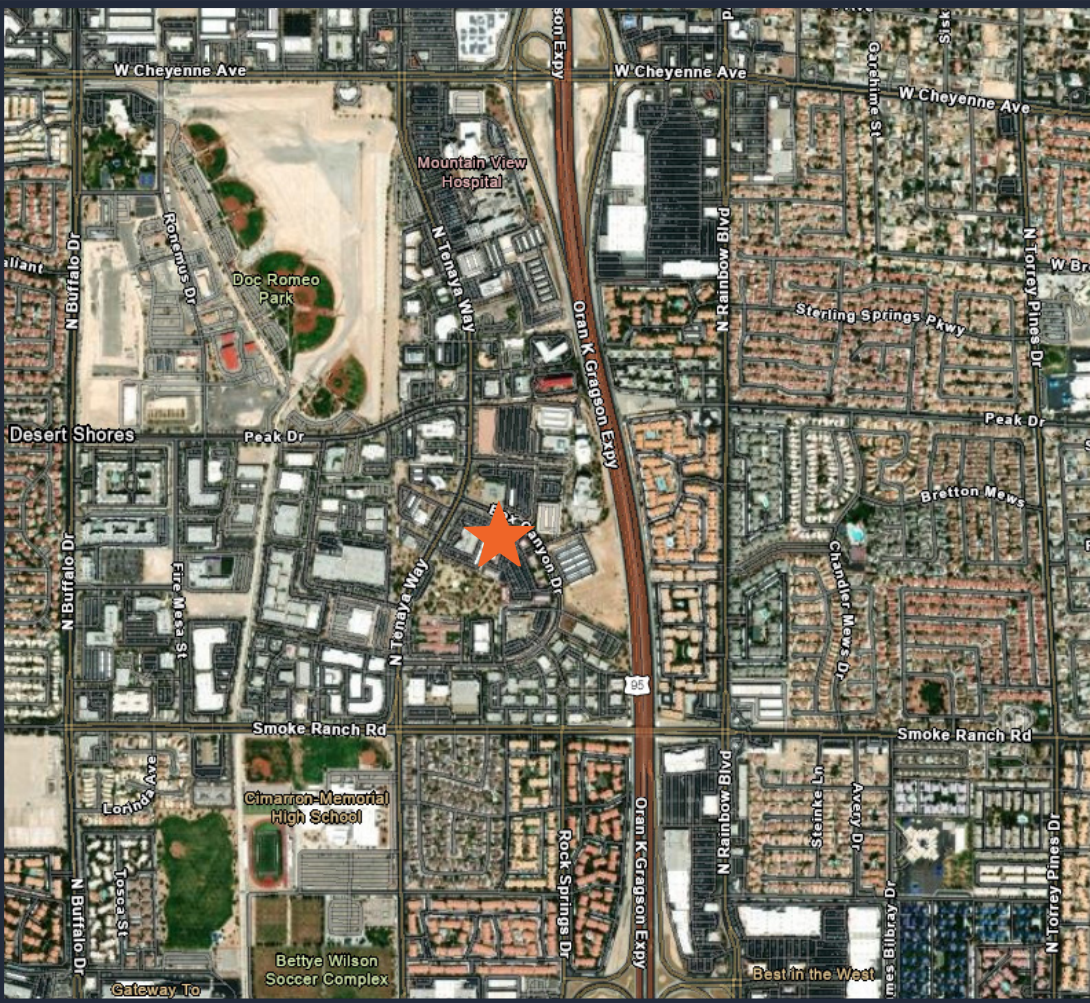
*For illustration purposes only. Not to scale.*





Interior photos

# Location



Situated within the Box Canyon Professional Park, this property is just south of Mountain View Hospital, in the medical corridor of northwest Las Vegas. The location offers quick access to U.S. 95 via Cheyenne Avenue or Lake Mead Boulevard with various dining and shopping options nearby.

# Retail options in the surrounding area

