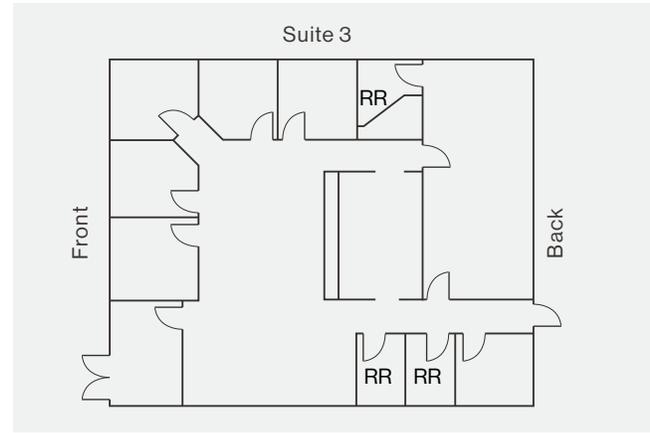


For Sale

Southwest Owner-User Investor Building with Great Visibility



LOGIC



\$1,700,000
(\$340 PSF)
Offering Price

± 5,000 SF
Total Square Footage

± 0.45 AC
Total Acreage

C-G
Zoning



Scott Donaghe, SIOR
Senior Vice President
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sdonaghe@logicCRE.com



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- Three unit office / retail building located near the corner of West Flamingo Rd. and South Durango Dr.
- Excellent frontage and signage on monument
- Zoning of CG allows for retail uses
- ± 2,500 - 3,750 SF of the building available to owner-user for immediate or near term needs, or tenants could be renewed for income.
- Year Built: 2000
- Parking Ratio: 4.6/1,000 SF (33 spaces, 7 covered)

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

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