



Two Office/Retail Buildings 100% Occupied.

1380 E. Sahara Ave. & 2408 Pardee Place Las Vegas, Nevada 89104



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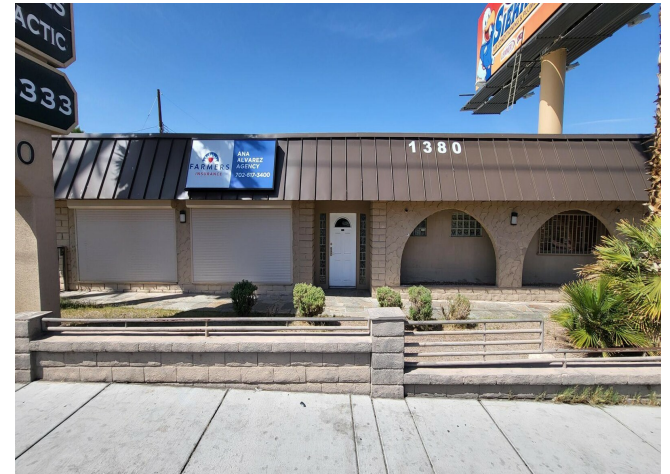
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Two Office/Retail Buildings 100% Occupied.

\$1,512,943.00

2-Building Opportunity 100% Leased. 1380 East Sahara Ave. Las Vegas, Nevada 89104. Consist of +/- 2,928 sq. ft. of free-standing single-story office/retail building zoned C-1. The Landlord just put a new roof on the building (\$82k). Tenant's include a Chiropractor located in Suite A & Tax/Insurance/Real Estate Services located in Suite B (just remodeled space). This building has street frontage on E. Sahara Avenue. 2408 Pardee Place Las Vegas, Nevada 89104 consisting of +/- 2,416 sq. ft. free-standing single-story office/retail building zoned C-1 (sits adjacent to the front building) and Tenant is a Church w/ Outreach Services. Our fourth Tenant is Clear Channel Billboard. The property is well maintained and both buildings have been remodeled over the years. 2408 Pardee Place has newer water heaters, garbage disposal and updated electrical and roof work. Also all new parking lot lighting installed throughout. The Church keeps the parking lot clean and does not allow homeless to loiter at the property. The Chiropractor located in Suite A has been a Tenant...



Price:	\$1,512,943.00
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.00%
Lot Size:	0.34 AC
Gross Building Area:	5,344 SF
Rentable Building Area:	5,344 SF
No. Stories:	1
Year Built:	1954
Tenancy:	Multi
Parking Ratio:	3.18/1,000 SF
Zoning Description:	C-1
APN / Parcel ID:	162-02-410-117



1380 E. Sahara Ave. & 2408 Pardee Place Las Vegas, Nevada 89104

Property Photos



Facing East on Sahara Ave.



Facing West on Sahara

Property Photos



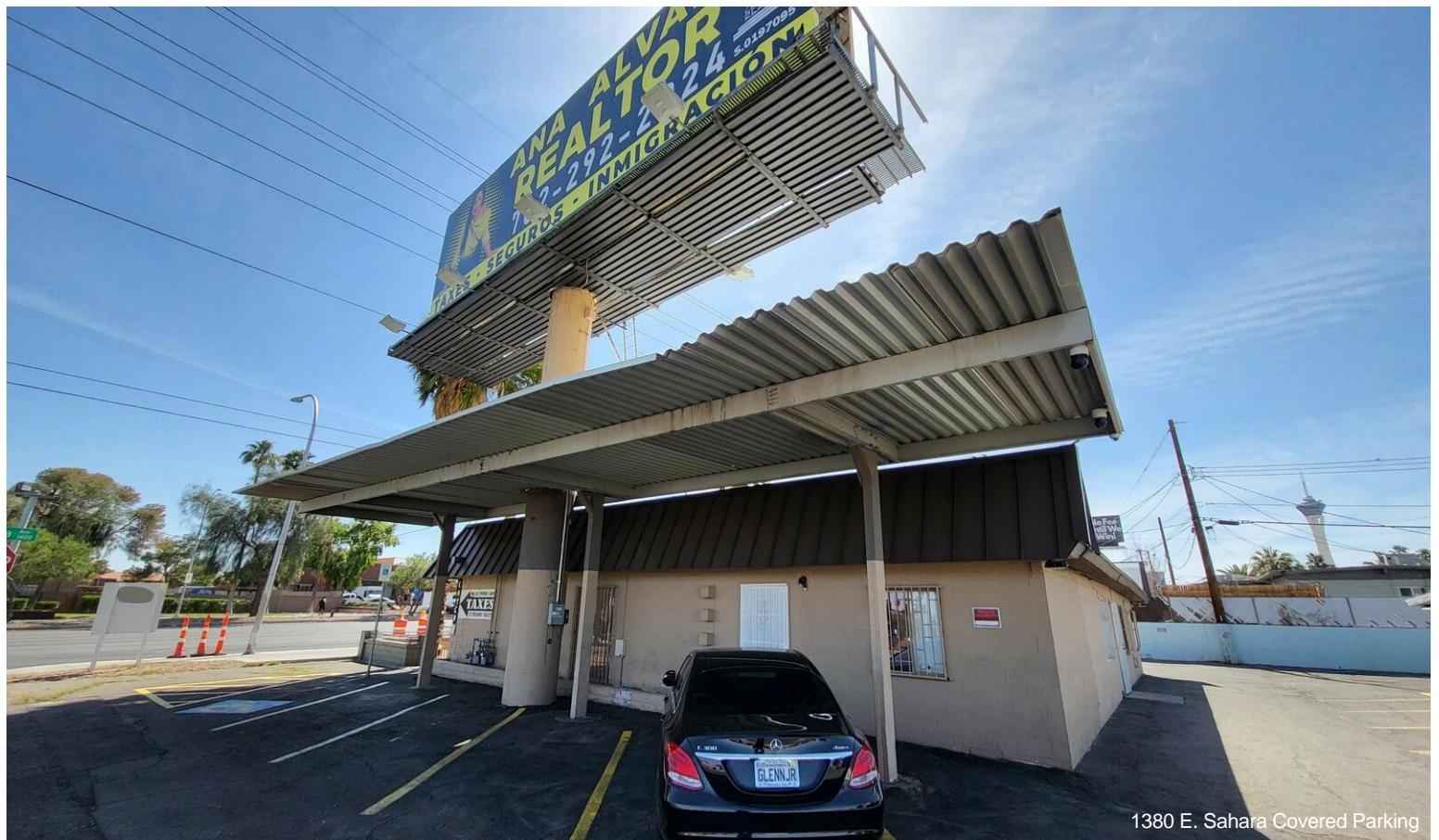
Property Photos



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Parking in Front of 2408



1380 E. Sahara Covered Parking

Property Photos



1380 E. Sahara 2408 Pardee Pl.



1380 Chiropractor Suite A

Property Photos



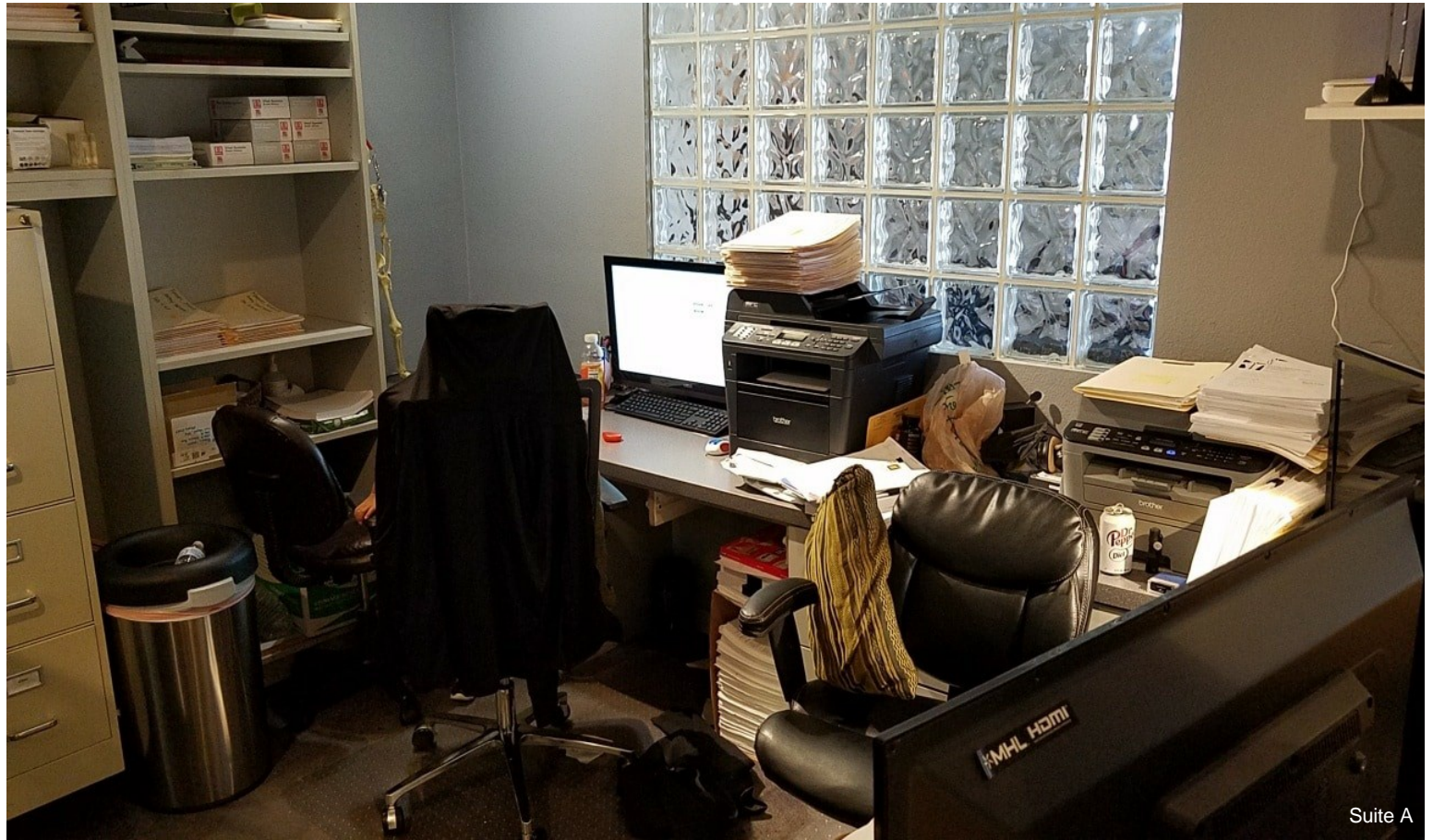
Property Photos



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Suite A



Tax Services Suite B

Property Photos



Property Photos



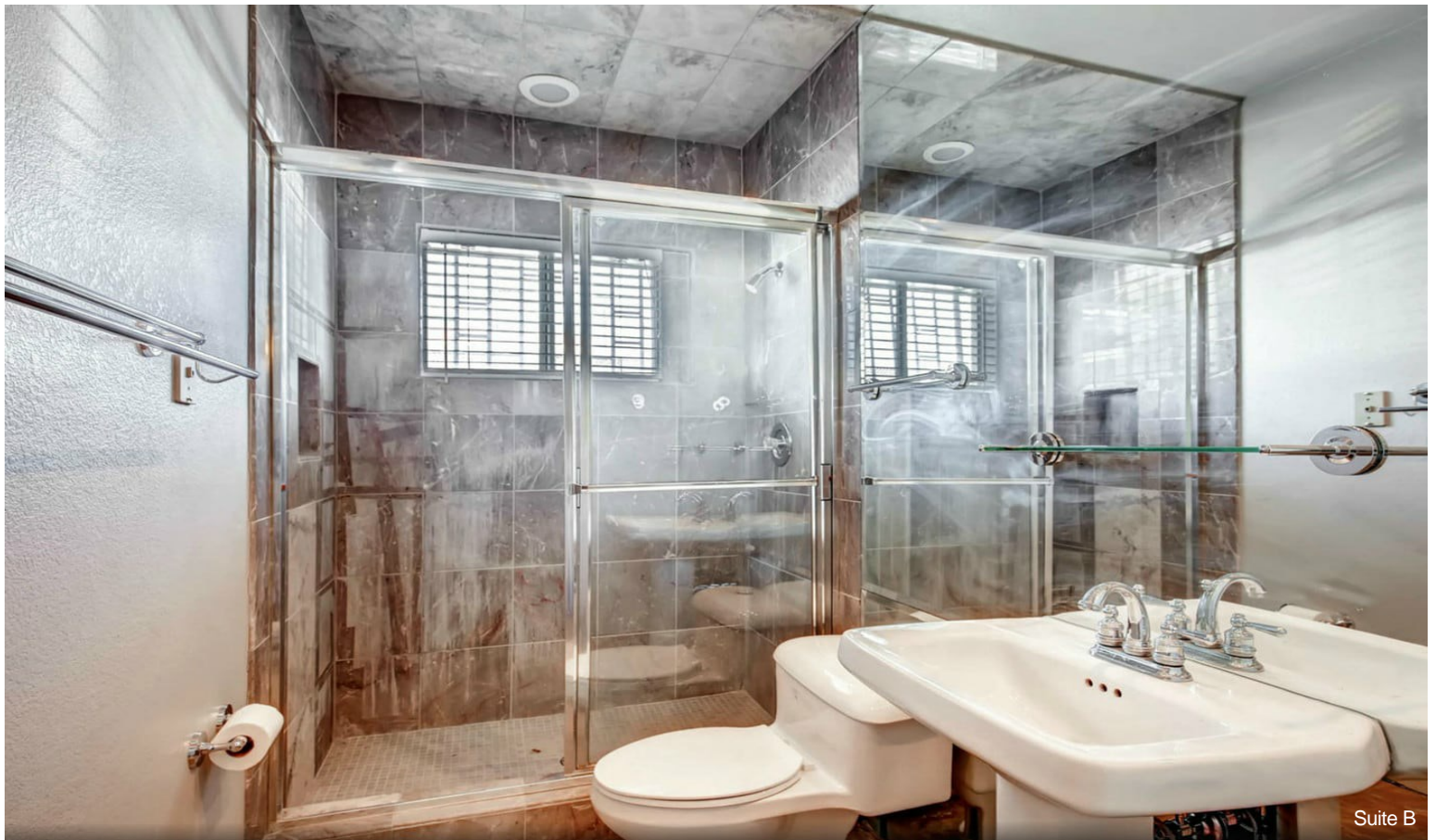
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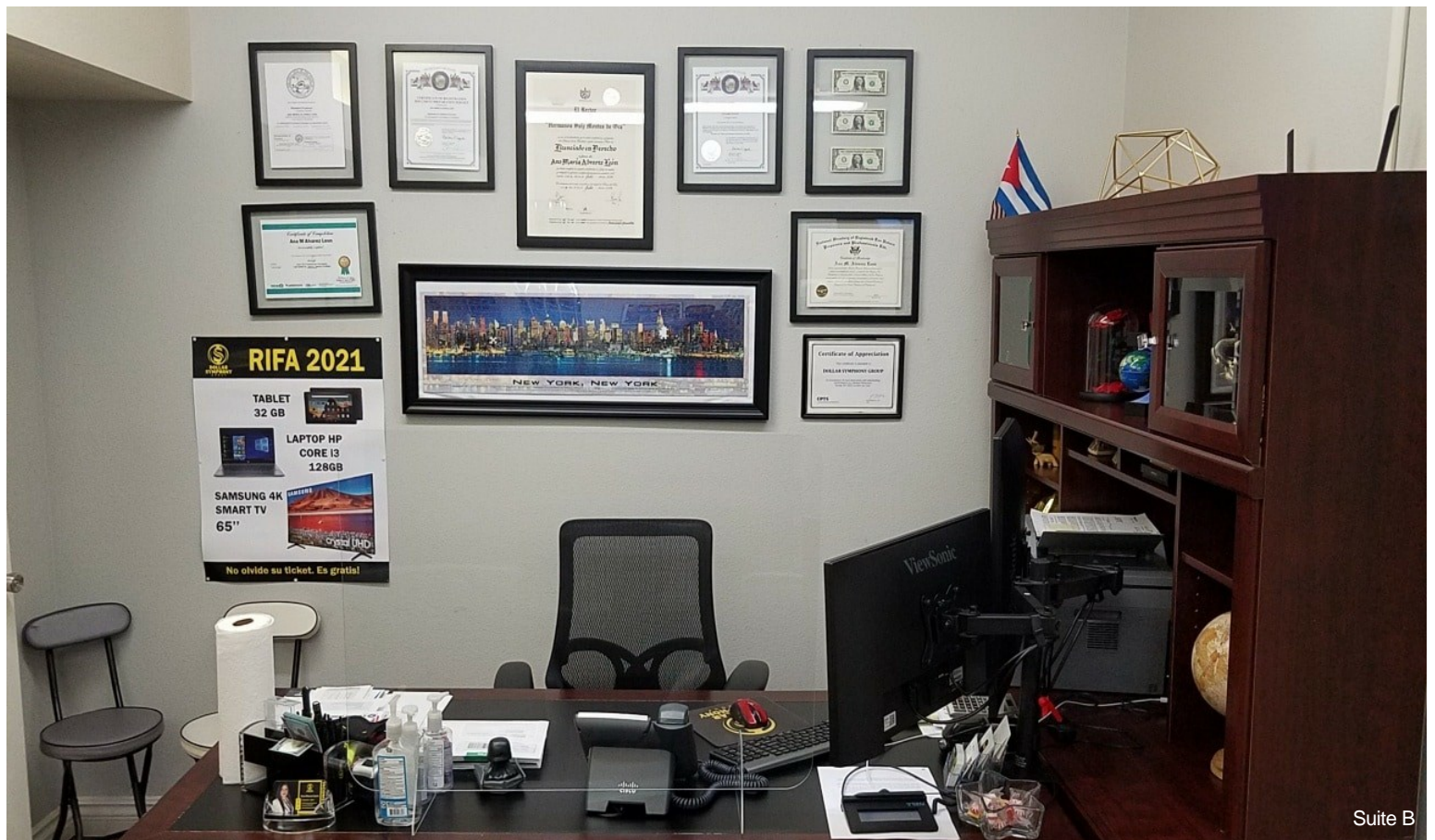


Suite B

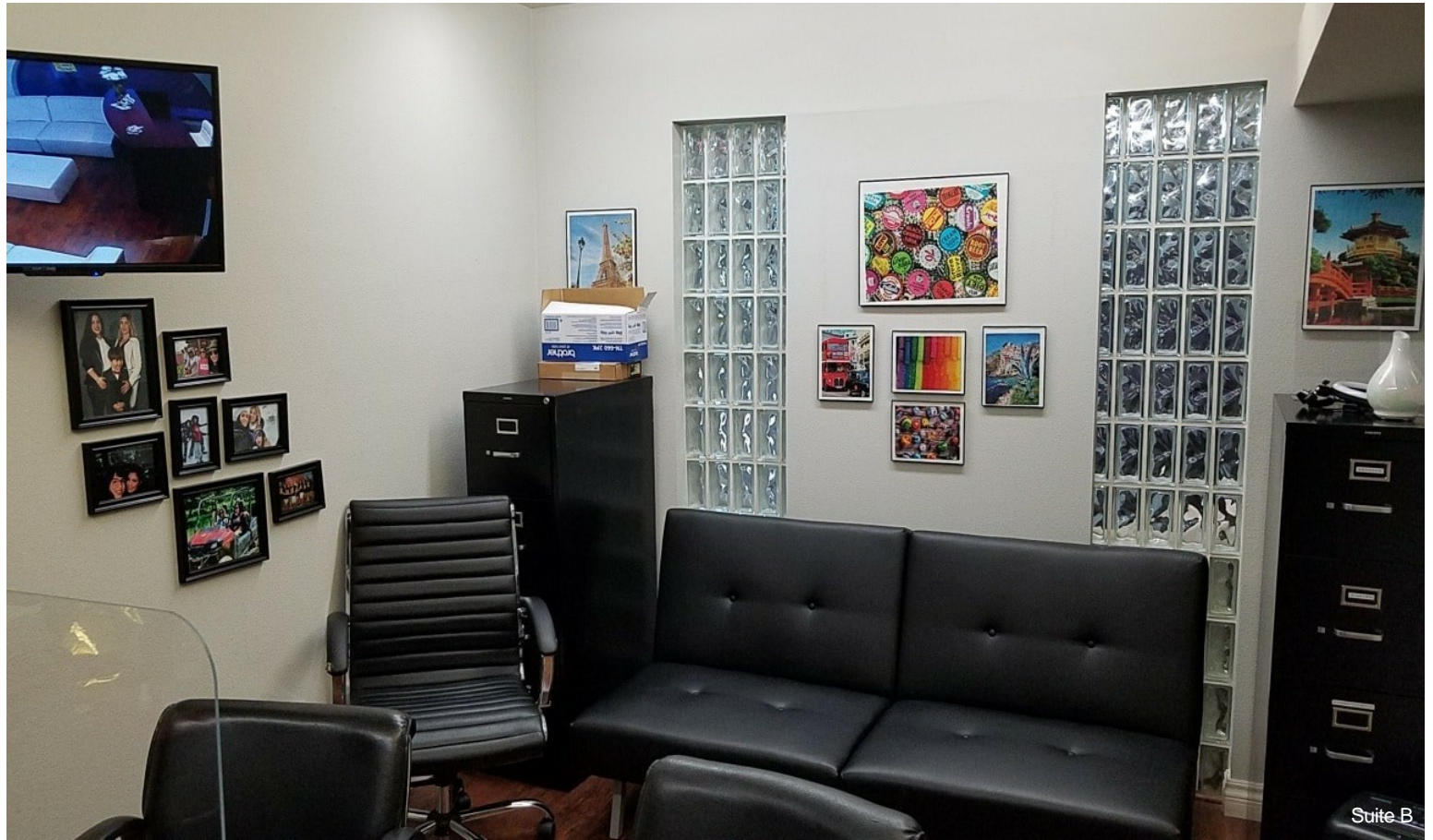


Suite B

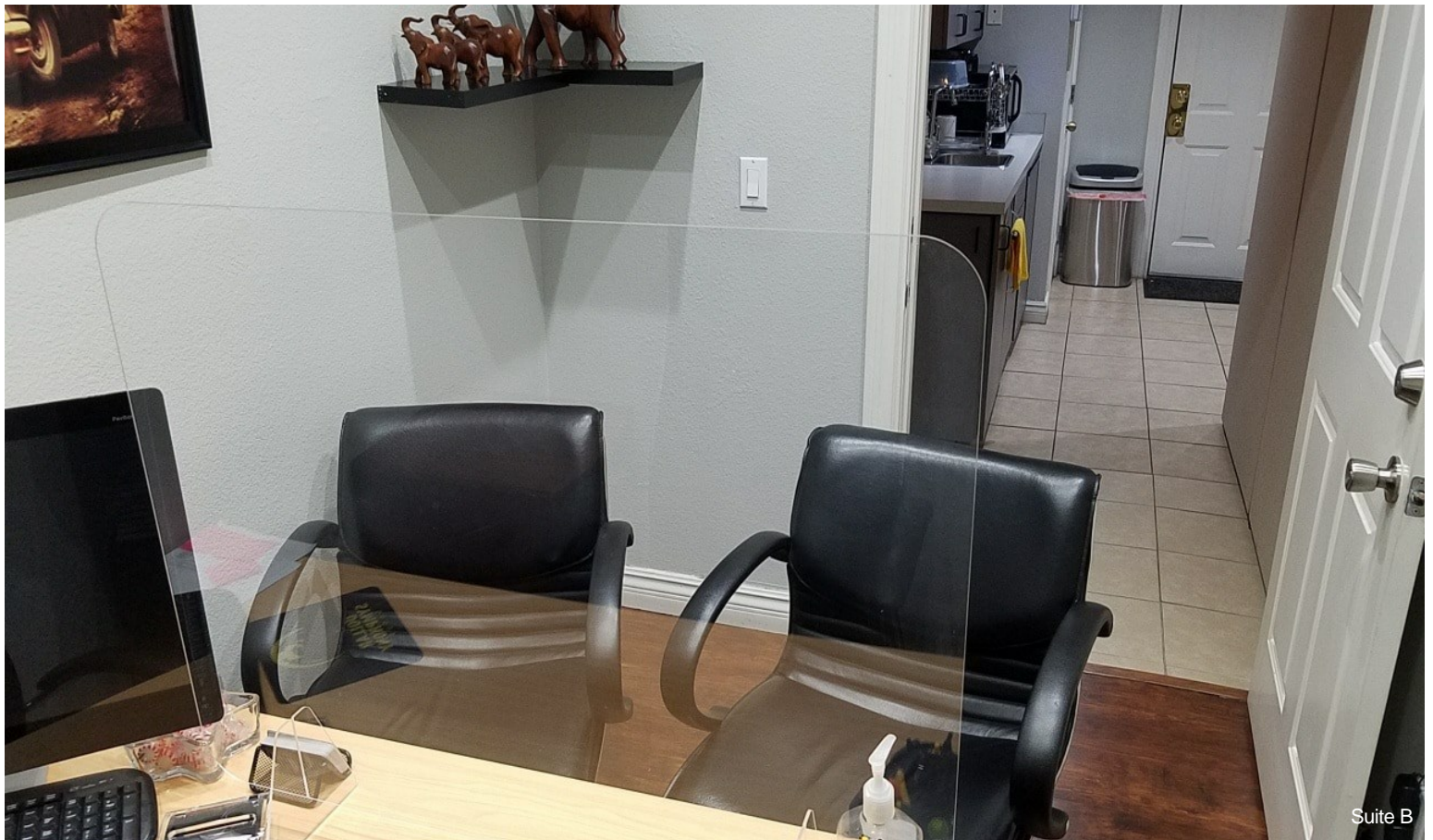
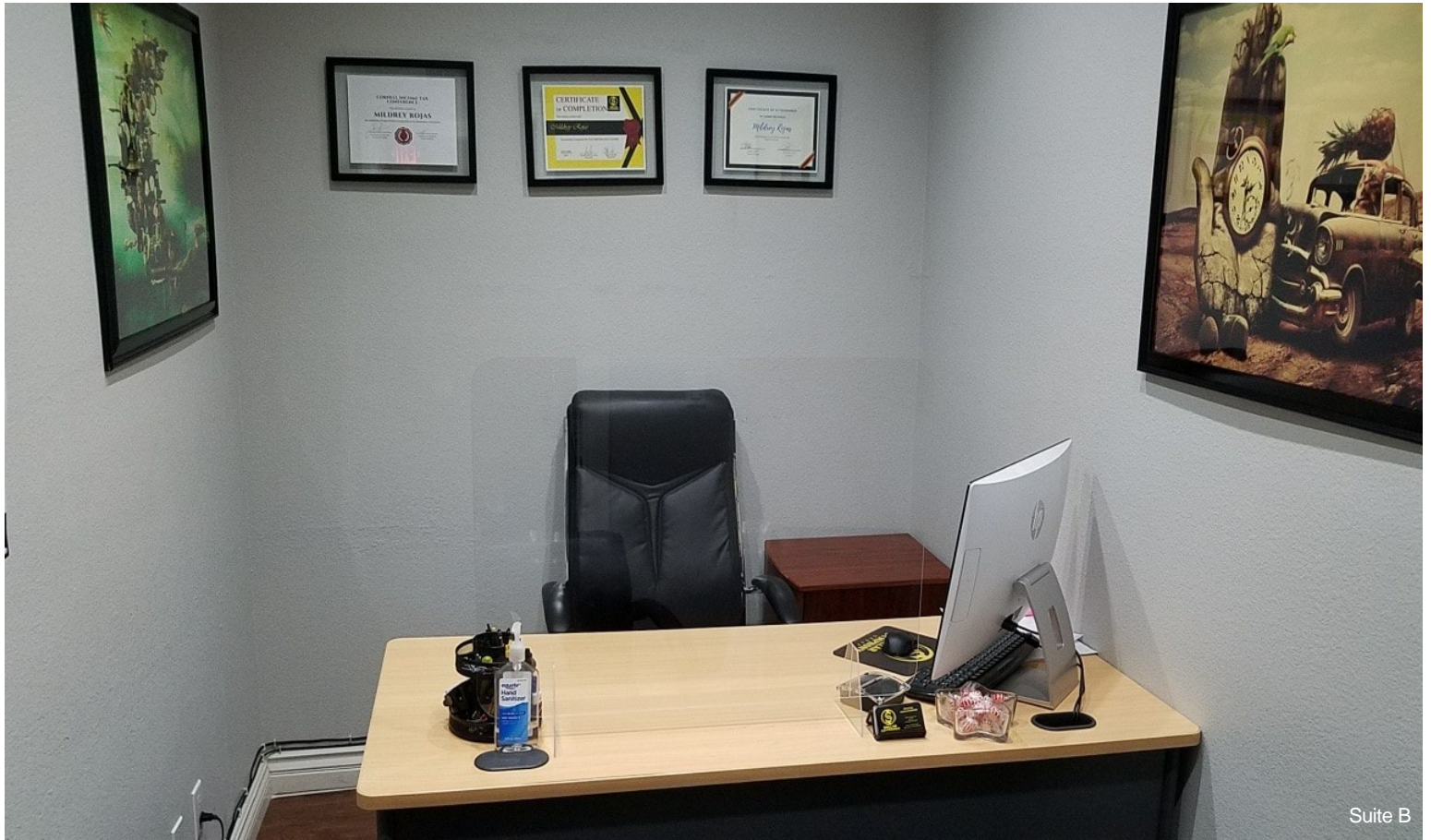
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Suite B



Suite B

Property Photos



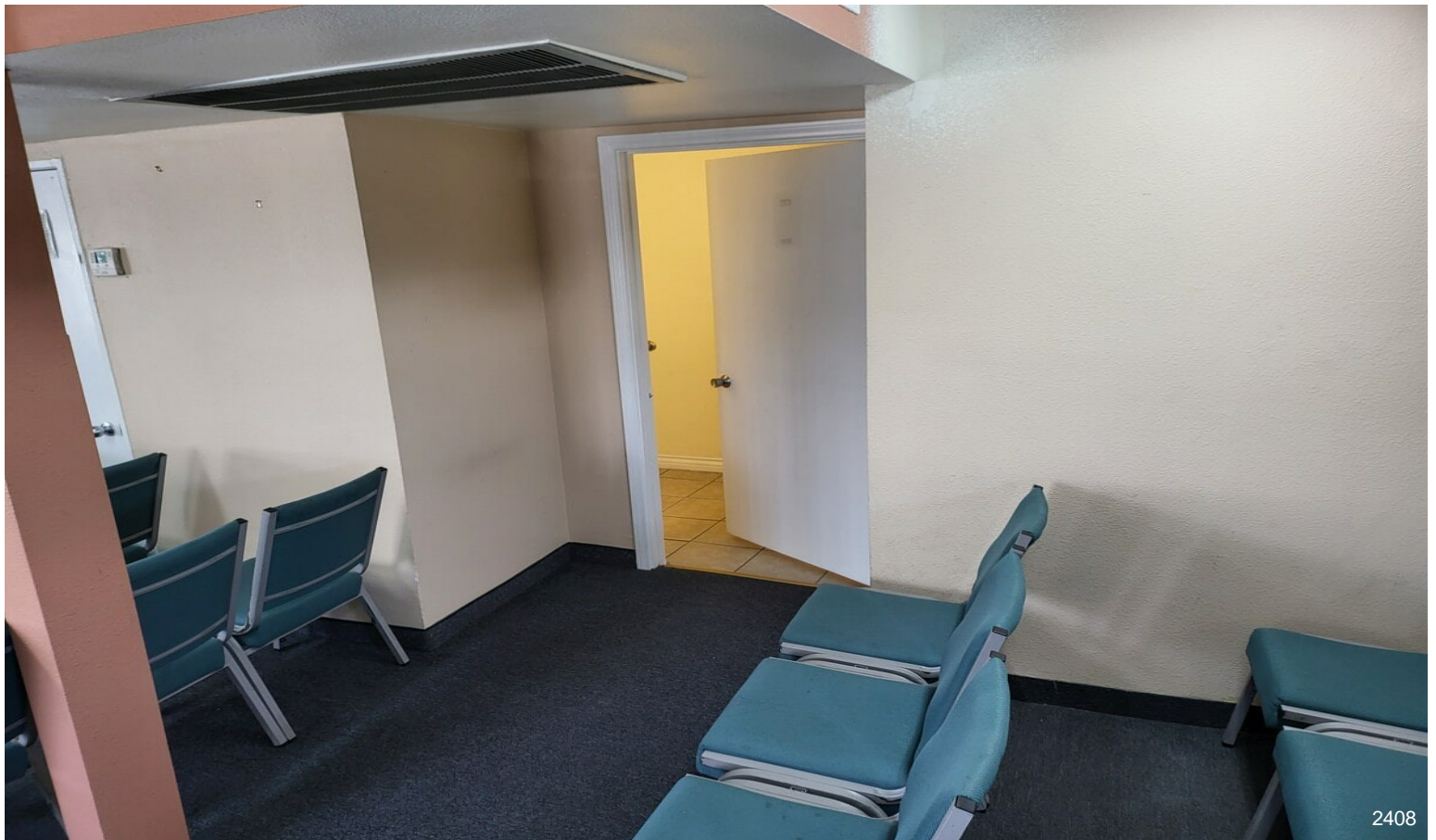
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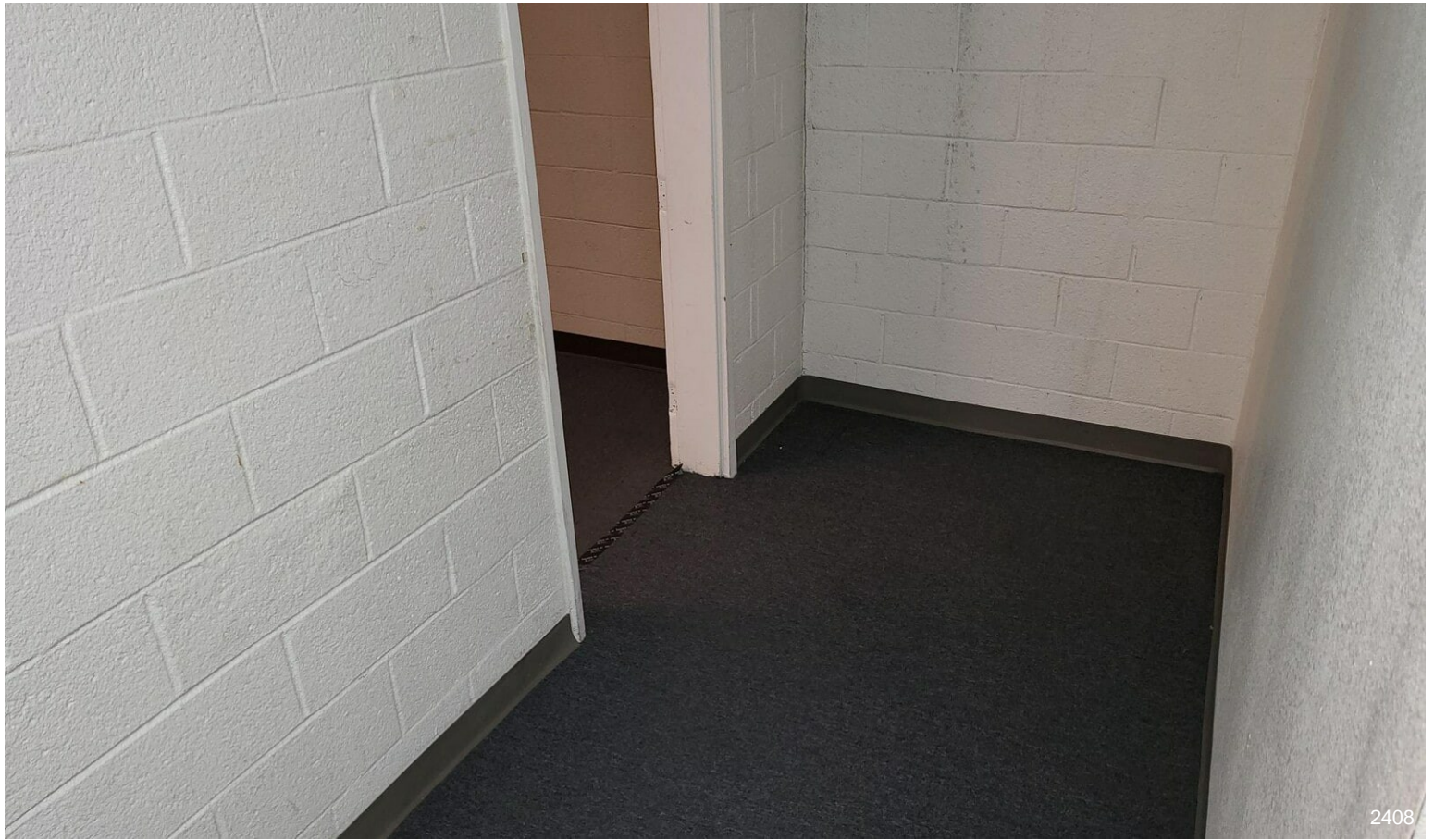
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2408