

OFFICE CONDO - FOR SALE

6040

S. DURANGO DR. SUITE 110
LAS VEGAS, NV 89113



6018 S. Durango Drive, Suite 110, Las Vegas, NV 89113
All SVN® offices are independently owned and operated.

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and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



CONTACT

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PRIME INVESTMENT OPPORTUNITY

6040 S DURANGO DR. SUITE 110

SVN | The Equity Group is pleased to present to you 6040 S Durango Dr. Suite 110, located in the Spring Valley submarket of Southwest Las Vegas.

Situated in a well-established professional corridor along one of the valley's primary arterial roadways. The space offers a functional dual entry, flexible office layout featuring a welcoming reception area, four private offices, dedicated storage, two restrooms and central open work area.

This well-maintained office suite presents a turnkey opportunity for small to mid-sized businesses seeking a professional, move-in ready space in one of Las Vegas's most active and accessible commercial neighborhoods.

OFFICE CONDO SUMMARY

Purchase Price	\$725,000
Building Size	+/- 1,444
Price Per SF:	\$502.08/SF
Year Build/Renovated:	2008
APN #:	163-33-213-005
Association Name:	Durango Village
Zoning:	CP - Commercial Professional

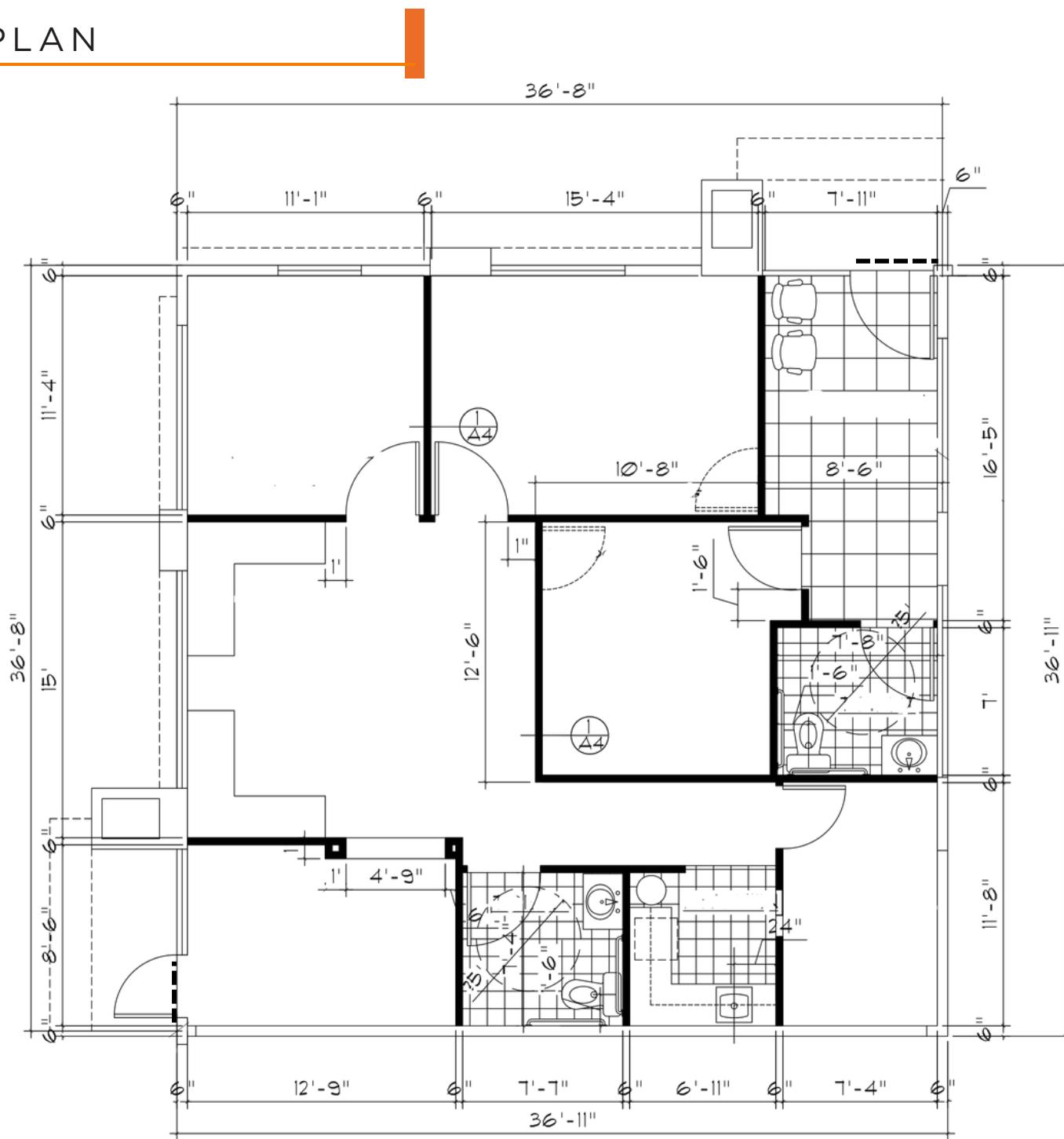
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FLOOR PLAN

Front Entrance Facing West



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INTERIOR PHOTOS



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SATELLITE AERIAL



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