

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.

**PAUL CHAFFEE, CCIM**

Director of Brokerage

702-218-8404

paul.chaffee@svn.com

NV BS.1000874.LLC

**NOLAN JULSETH-WHITE, CCIM**

Chief Executive Officer

702.527.7562

nolan.jwhite@svn.com

NV BS.146060.LLC



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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.

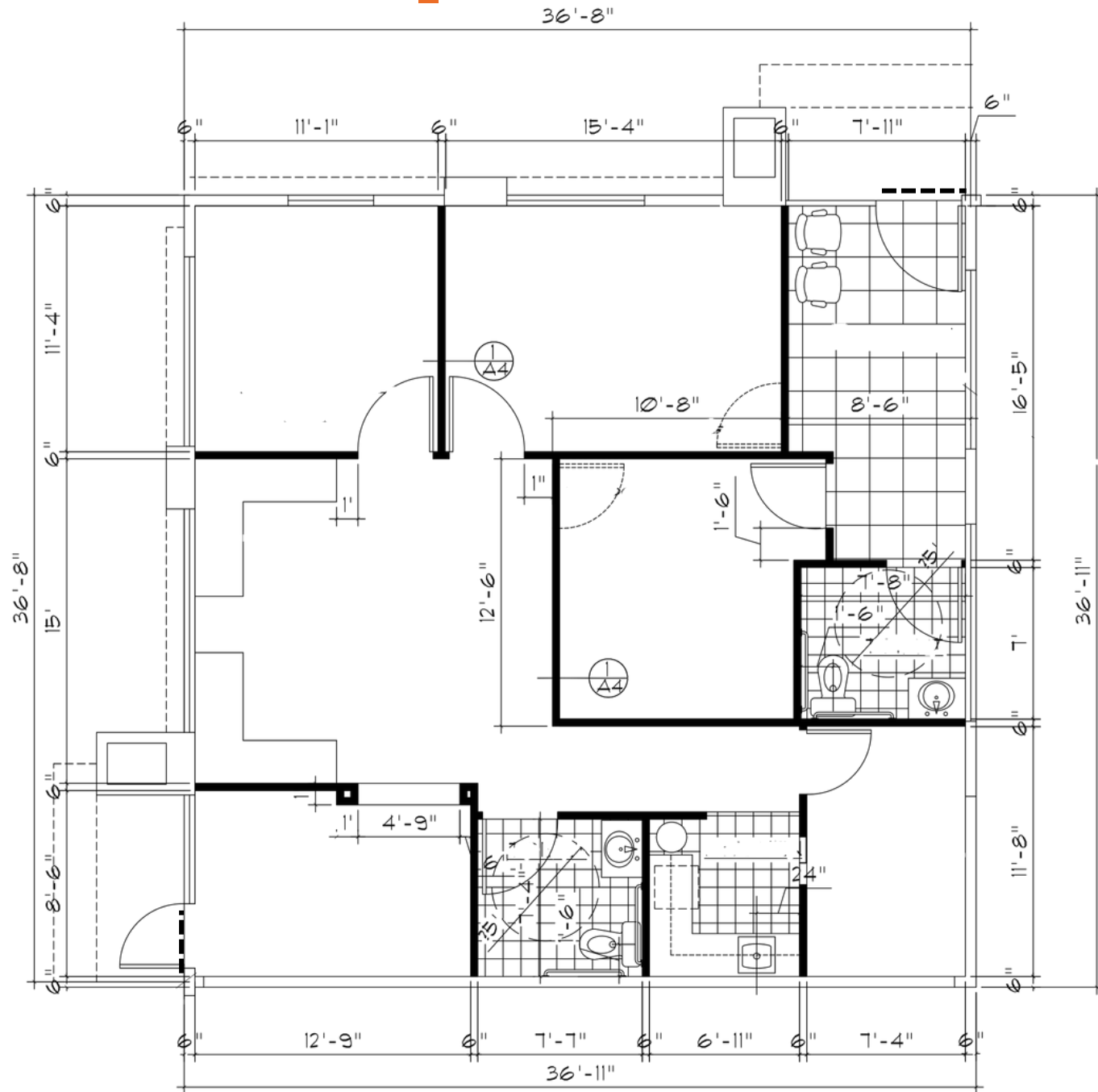
## OFFICE CONDO SUMMARY

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 - Commerical Professional

## 6040 S DURANGO DR. SUITE 110



# FLOOR PLAN





## INTERIOR PHOTOS



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