

LIVE/WORK
SPACE 100% HVAC

FOR LEASE / FOR SALE

4071 SILVESTRI LANE • UNIT B-3

LIVE - WORK INDUSTRIAL CONDO

Las Vegas, NV 89120

PROPERTY SUMMARY

This is a beautifully upgraded live-work industrial condo. Features a 12x14' roll up door to an approximate ±640 SF garage / work area with approx. 21' clear height. The first floor includes a spacious reception area, fully equipped kitchen, open dining / meeting area, separate office, a laundry area with washer and dryer, and access to a rear terrace. The second floor features a large bedroom, master bath with double sink, shower and walkin closet. The bedroom has access to an east-facing balcony. This condo provides a very comfortable setting for working and living. This is a very unique and exciting property for the Las Vegas Valley.

LOCATION SUMMARY

The property is located in the Post Gateway Center south of Silvestri Lane and east of Annie Oakley Drive. The property is approximately a 10 minute drive from Harry Reid International Airport, 1-15, and 1-515. Quick access to the shopping and dining corridor along Sunset Road and the Las Vegas Strip.

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant/Buyer to verify all information.

Price:	\$1,200,000
Lease Rate:	\$1.85 SF/Mo
NNN/CAM:	\$0.35 SF/Mo
Terms:	3 - 5 Years
Garage/Work Area	+/- 640 SF
Live/Work:	+/- 2,127 SF
Total Available:	+/- 2,767 SF
Zoning:	M - D
Traffic Count:	29,000 on East Sunset Rd
Clear Height::	21'

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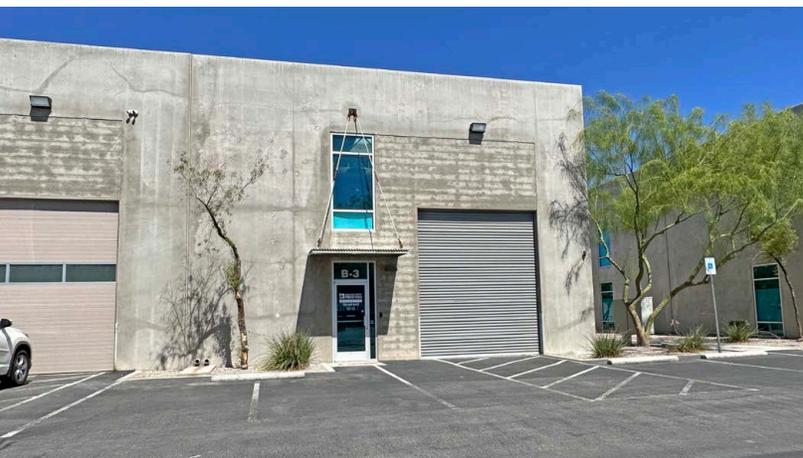
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HIGHLIGHTS

- Unique Live-Work Industrial Condo
- Spacious living area with full kitchen, dining area, meeting area and large master bedroom and bath
- Vinyl Wood Flooring in living area
- 12x14' Roll-Up door to ±640 SF Garage/Work Area with ±21' Clear Height



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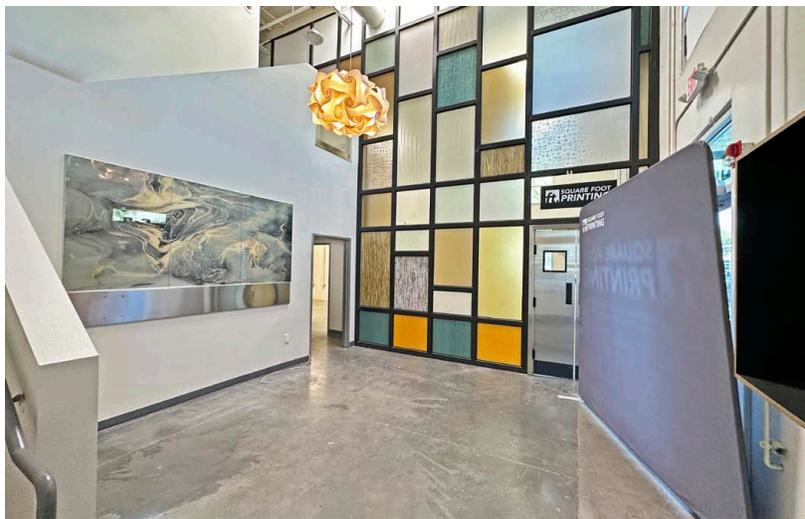
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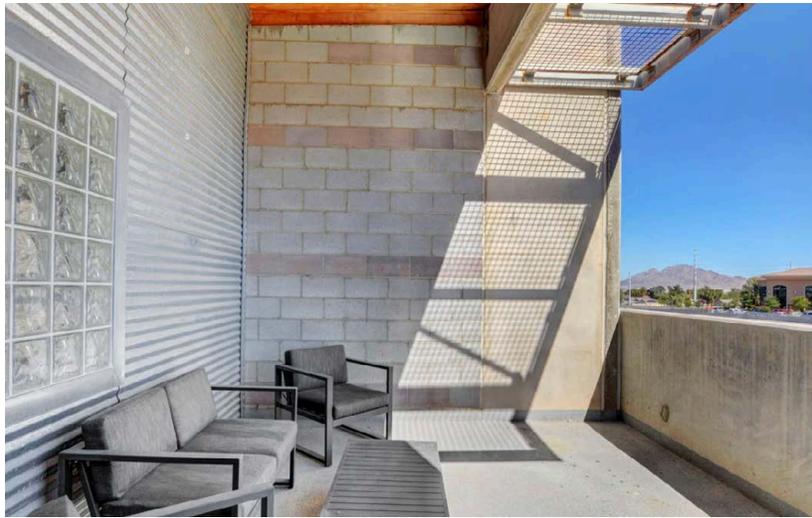
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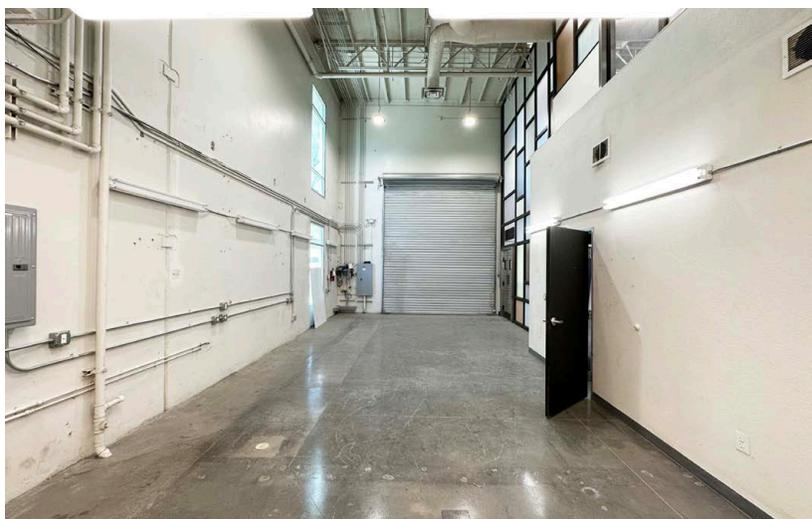
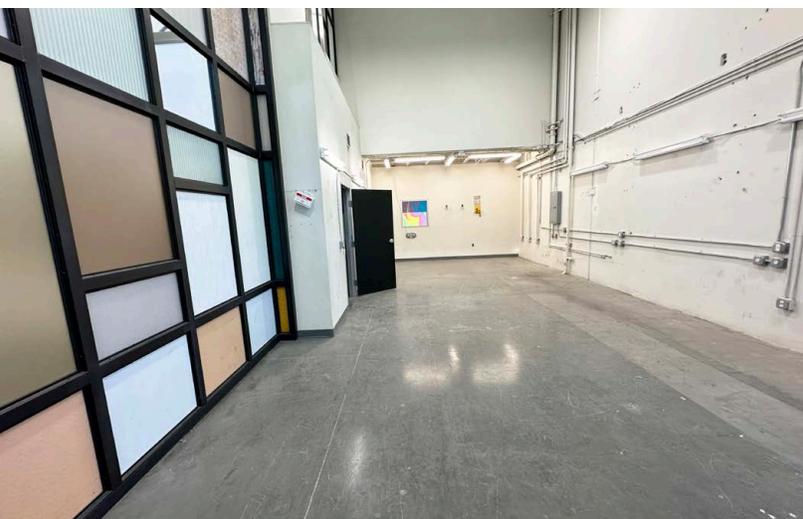
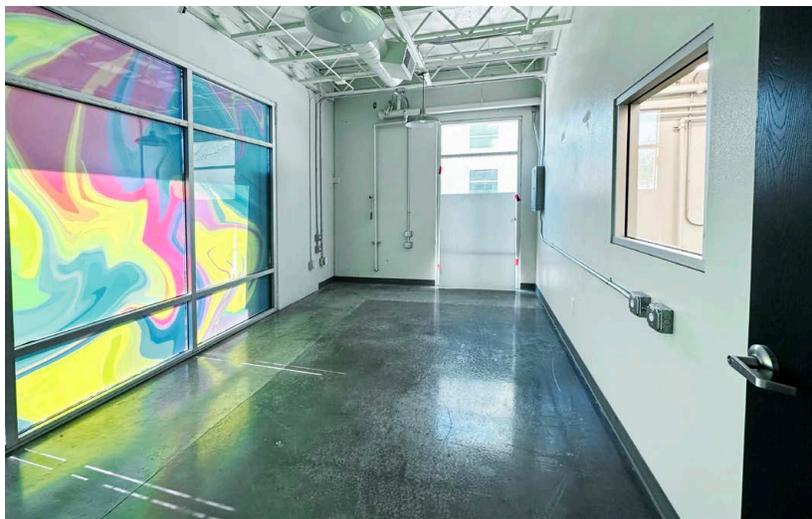
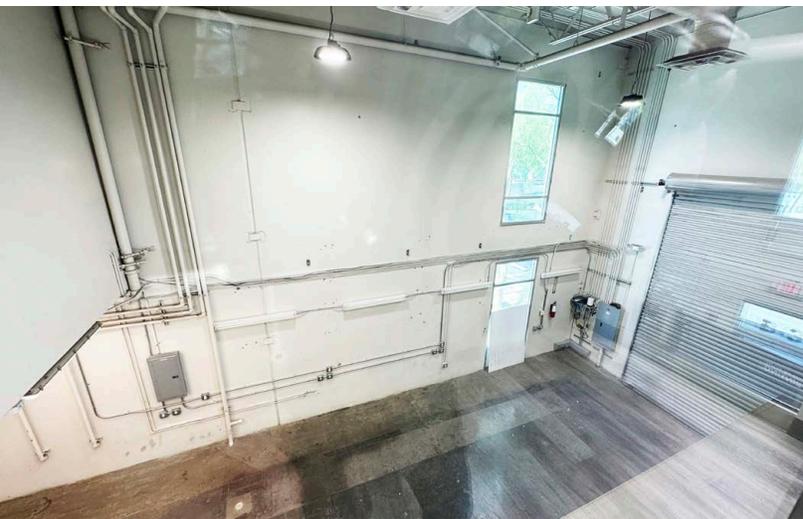
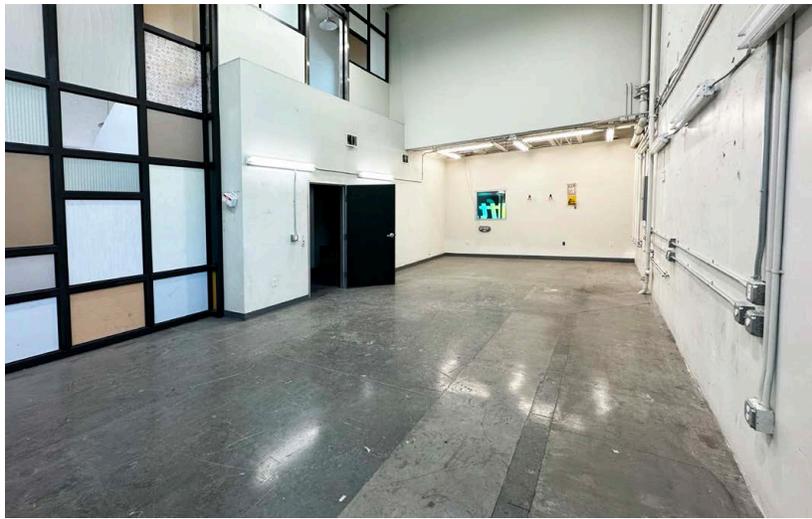
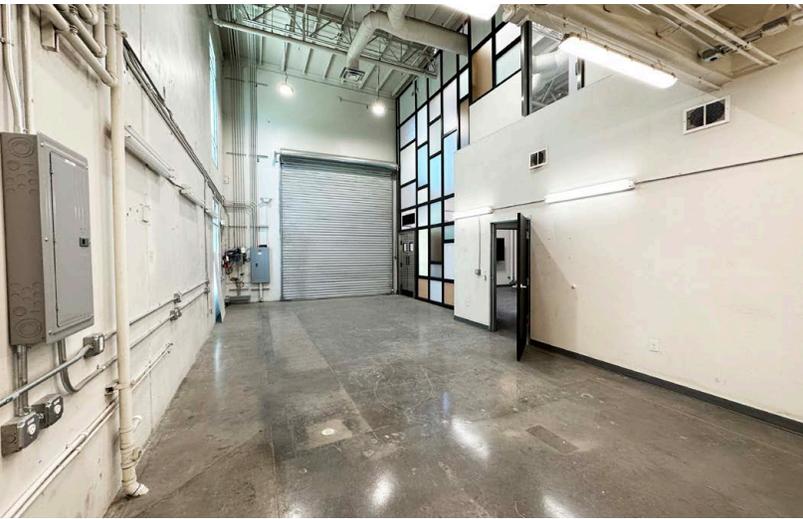


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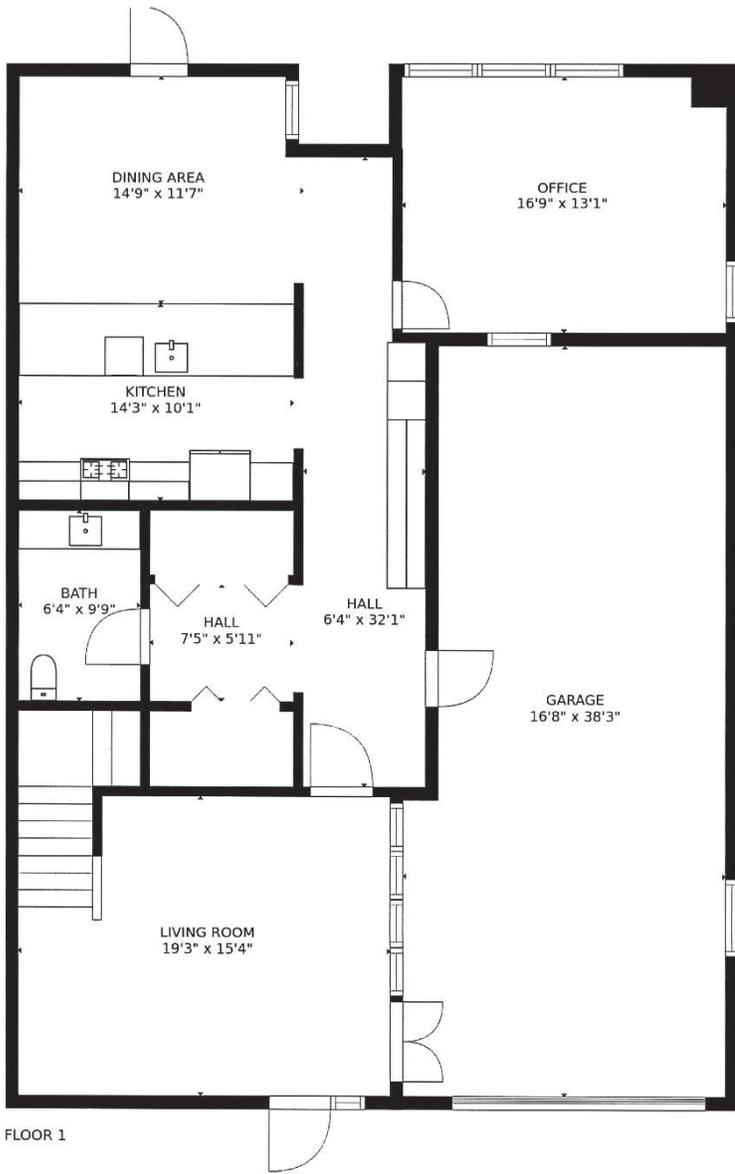
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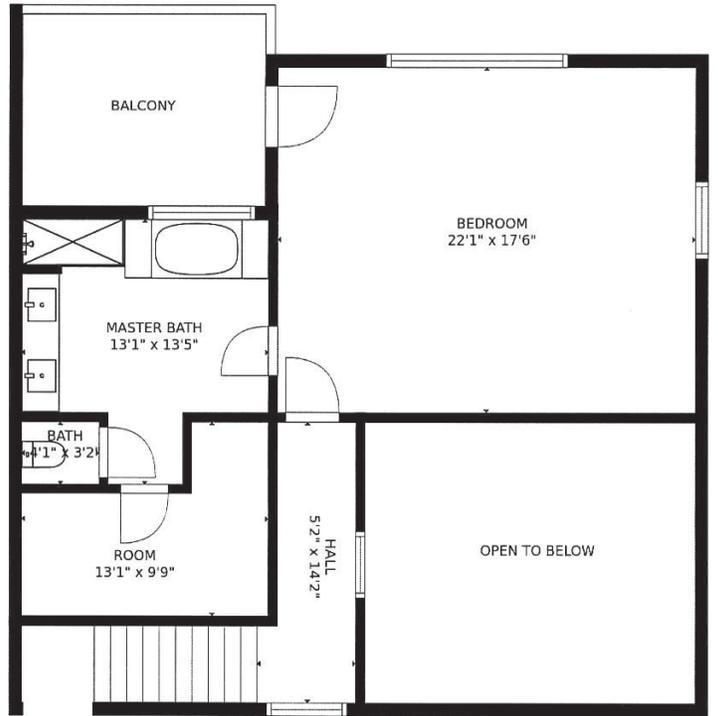
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**FLOOR PLAN
SUITE B-3**



FLOOR 1

FLOOR 2



Disclaimer: Our information is deemed reliable but not guaranteed. FLOOR 2

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