

824

824 EAST
SAHARA
AVENUE

LAS VEGAS, NEVADA



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REAL ESTATE

824 EAST SAHARA AVENUE

Welcome to 824 E. Sahara Ave, an exceptional commercial opportunity nestled in the vibrant heart of Las Vegas! This expansive 0.44-acre parcel presents a rare chance to own a strategically located property with two distinct buildings, each boasting unique features and immense potential.

- 5,275 SQFT
- 0.44-ACRE PARCEL
- 26 PARKING SPOTS
- SECURITY GATE

COMMERCIAL
LISTING





ABOUT THE PROPERTY

Upon entering this dynamic space, you'll be greeted by a meticulously rebuilt office building, standing proudly with 2,503 square feet of modern workspace. This structure, fully renovated less than a year ago, exudes contemporary elegance and functionality. From its brand-new roof to its upgraded plumbing and three recently installed AC units, every detail has been carefully considered to ensure optimal comfort and convenience for occupants. Additionally, the incorporation of extra security gates provides peace of mind, enhancing the overall appeal of the property.









FEATURES

One of the standout features of the main building is its ample parking facilities, boasting a total of 12 dedicated spots exclusively reserved for tenants and visitors. This generous allocation of parking space is a significant asset in the bustling landscape of Las Vegas, where parking can often be a premium commodity. Whether your tenants are employees, clients, or customers, they'll appreciate the ease and convenience of finding parking right at their doorstep.







824 EAST SAHARA AVENUE

5,275

SQFT

LAS VEGAS

EXPLORE 824 EAST SAHARA AVENUE

Adjacent to the fully renovated office building stands a second structure, offering an exciting opportunity for expansion and customization. With approximately 2,503 square feet of space awaiting completion, this building holds immense potential for a variety of commercial uses. Whether you envision it as additional office space, retail storefronts, or a mixed-use development, the possibilities are endless. What's more, the permits required to finalize construction have already been grandfathered in, offering a streamlined path to completion.

In addition to its individual merits, the second building further enhances the value of the property by providing an additional 14 parking spots, bringing the total number of available spaces to approximately 26. This surplus of parking ensures that both buildings can comfortably accommodate the needs of their occupants while also catering to guests and visitors.

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#1 CHOICE IN
LAS VEGAS

We are dedicated to
helping you buy, sell,
or *invest*

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