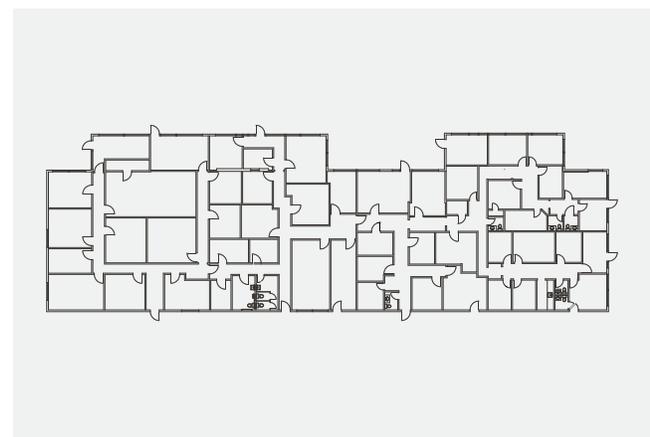
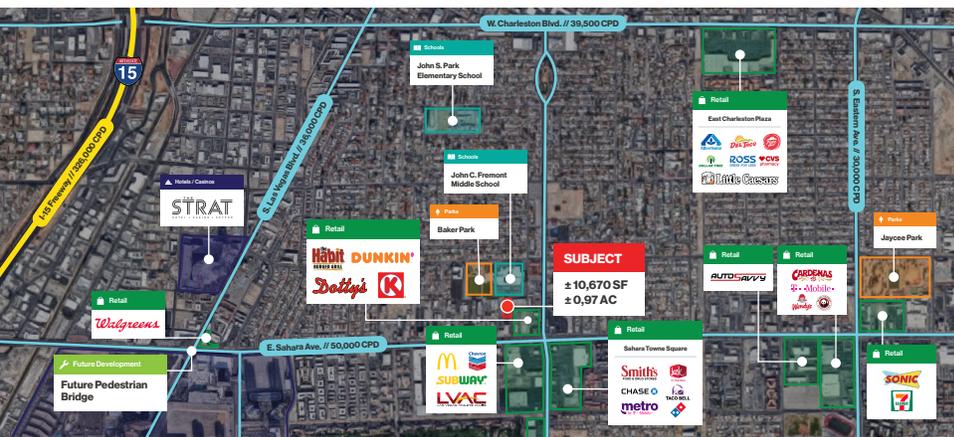
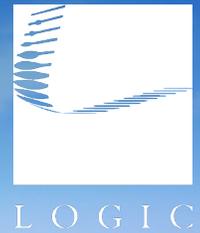


For Sale

# Low Vacancy Exec. Suite or Owner-User East Side Office Building



**\$2,400,000 (\$225 PSF)**  
Offering Price



**± 10,670 SF**  
Total Square Footage



**7.7%**  
CAP Rate



**± 0.97 AC**  
Total Acreage



**C-1**  
Zoning

1120 Almond Tree Ln.  
Las Vegas, NV 89104

- Net annual income of \$186,480
- Low vacancy month-to-month office executive suites with solid tenants
- Located next to the corner of East Sahara and South Maryland Pkwy.
- Recently renovated interior



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