

EXCLUSIVE LISTING!

NNN Income Property For Sale \$3,800,000

4370 West Cheyenne Avenue, North Las Vegas, NV 89032



- 12,999+/- square foot retail building
- 100% NNN leased to [Calvary Chapel Meadow Mesa](#)
- APN: 139-07-417-012
- Built in 2005
- City of North Las Vegas Zoned (PUD) Planned Unit Development
- Full kitchen with walk-in cooler, walk in freezer and stainless steel and granite counter tops.
- 100% occupied by a church tenant with a absolute NNN lease.
- Rent \$26,285.66 includes taxes and association dues.

***Cheyenne Valley Gateway
Business Park***

***NWC of W. Cheyenne and
Valley Dr.***

***Just north of the North
Las Vegas Airport***



Mark Anthony Rua
Brokers

Lic# S.026655

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2855 St Rose Parkway, Suite 100, Henderson, NV 89052
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Demographics (3 sq. mile radius-2020)

Population:	181,527
Households:	61,145
Average Household Income:	\$65,764



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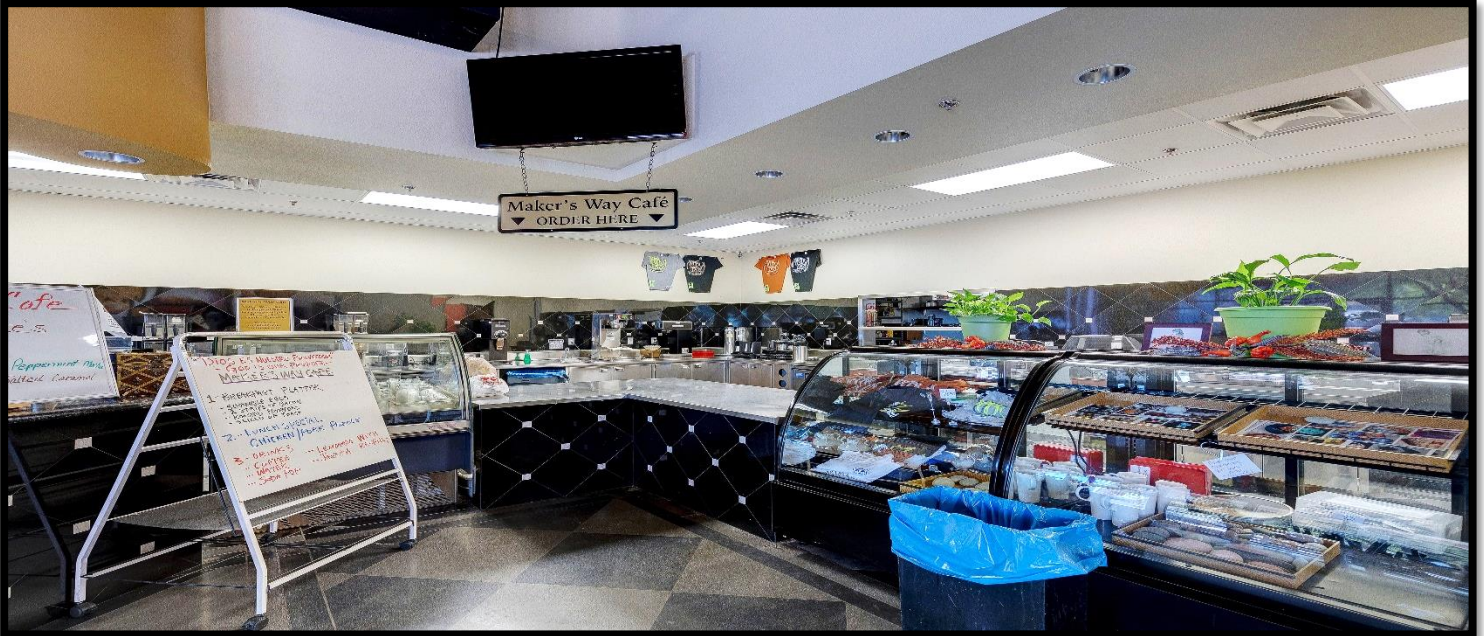
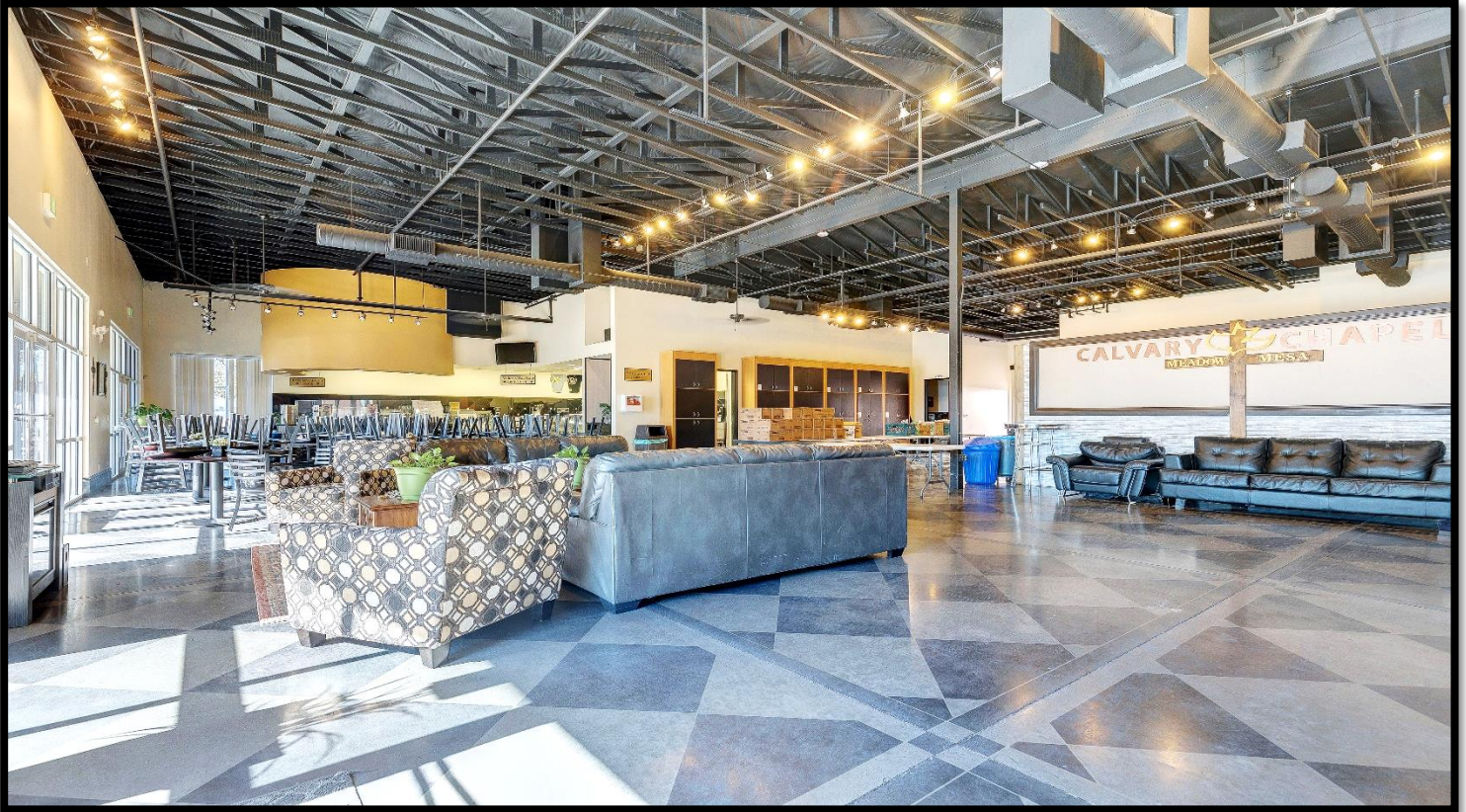
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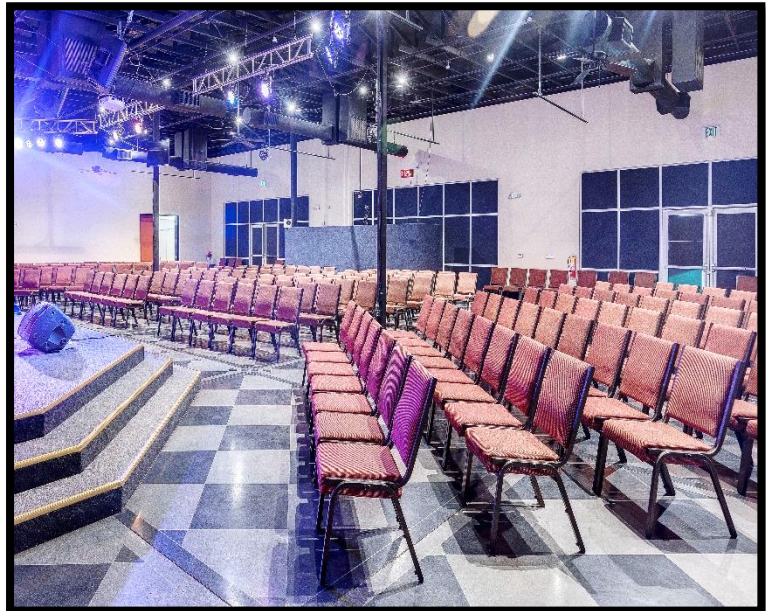
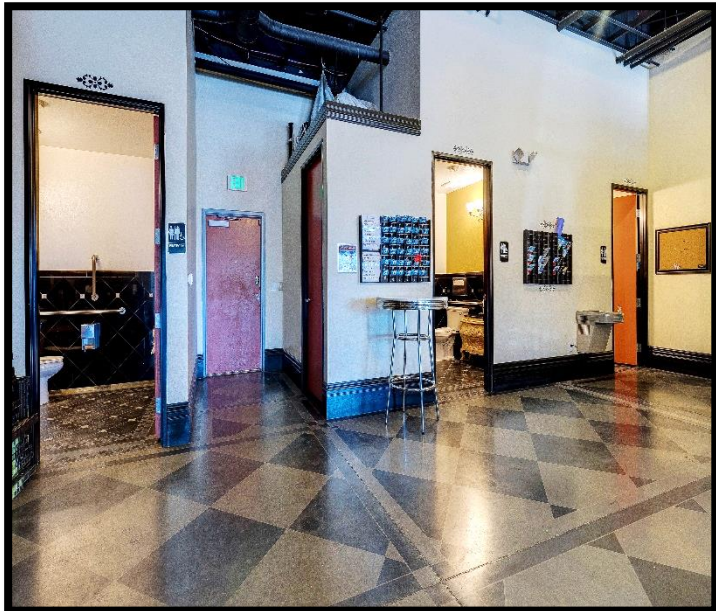
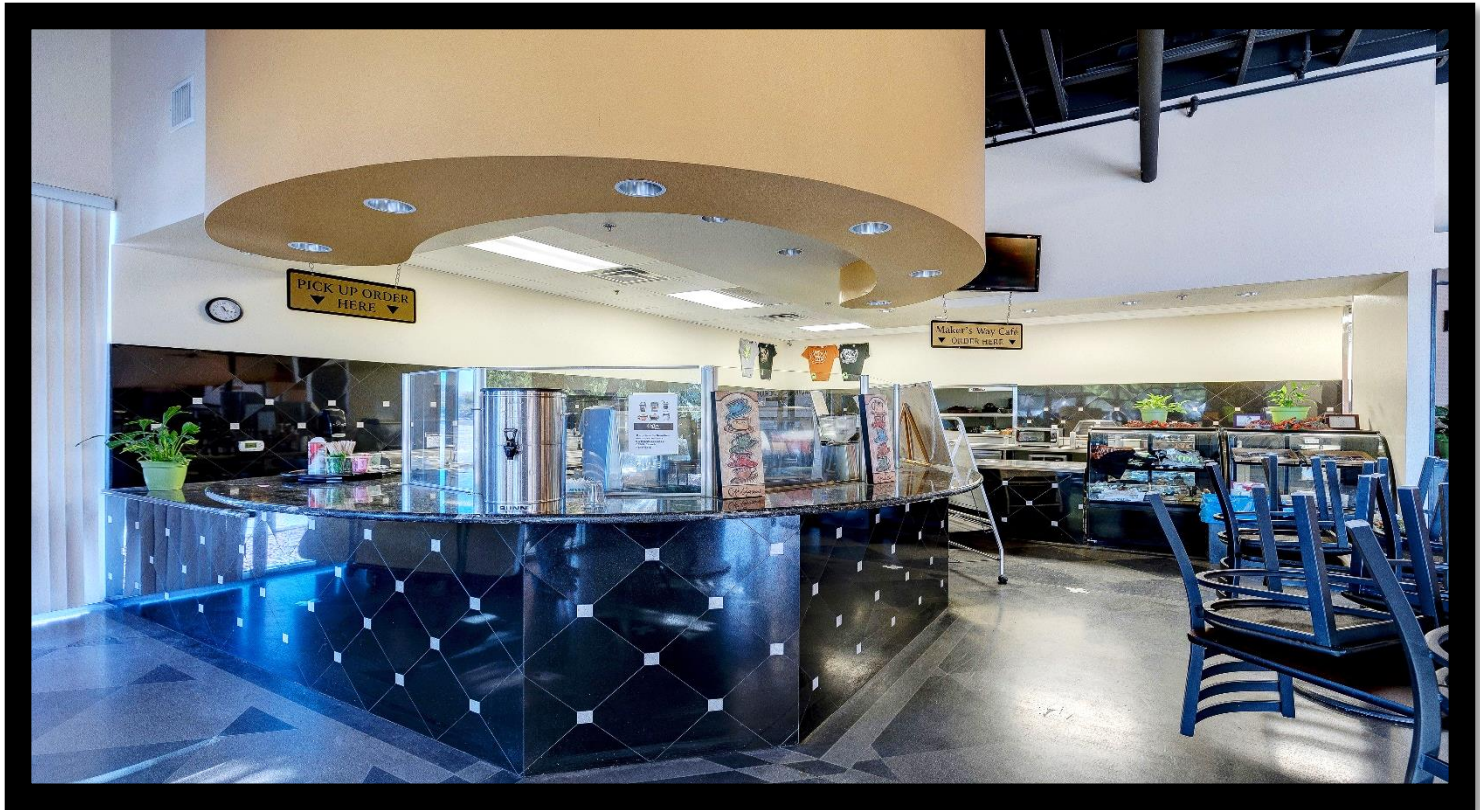
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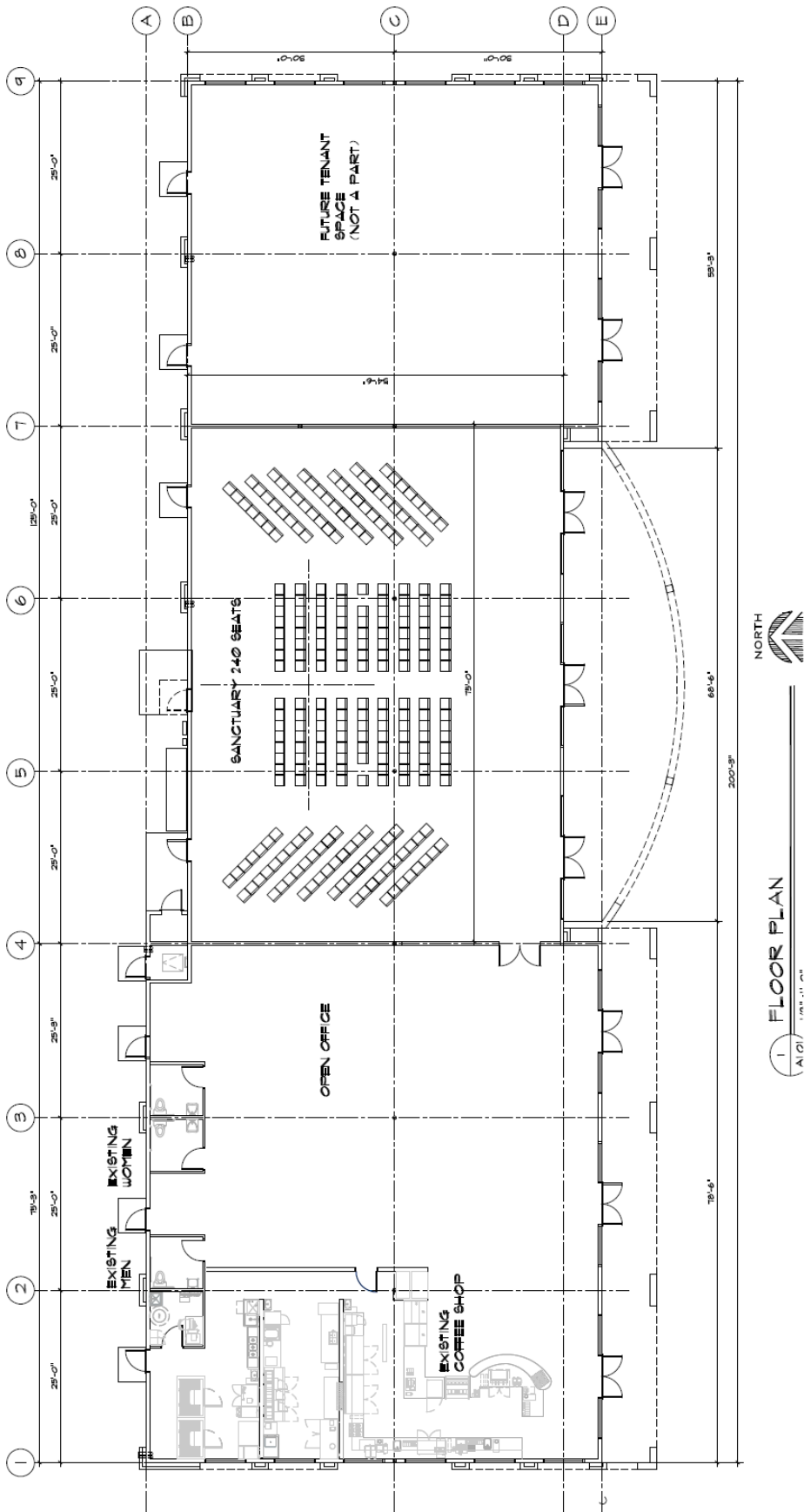
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NOTES

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM TEXT ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL
- ROAD EASEMENT
- RIGHT OF WAY PCL
- PAID BOUNDARY
- 1.00 ACREAGE
- MATCH / LEADER LINE
- SUB-SURFACE PCL
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE

ASSESSOR'S PARCELS - CLARK CO., NV.
 Michele W. Shate - Assessor

T20S R61E

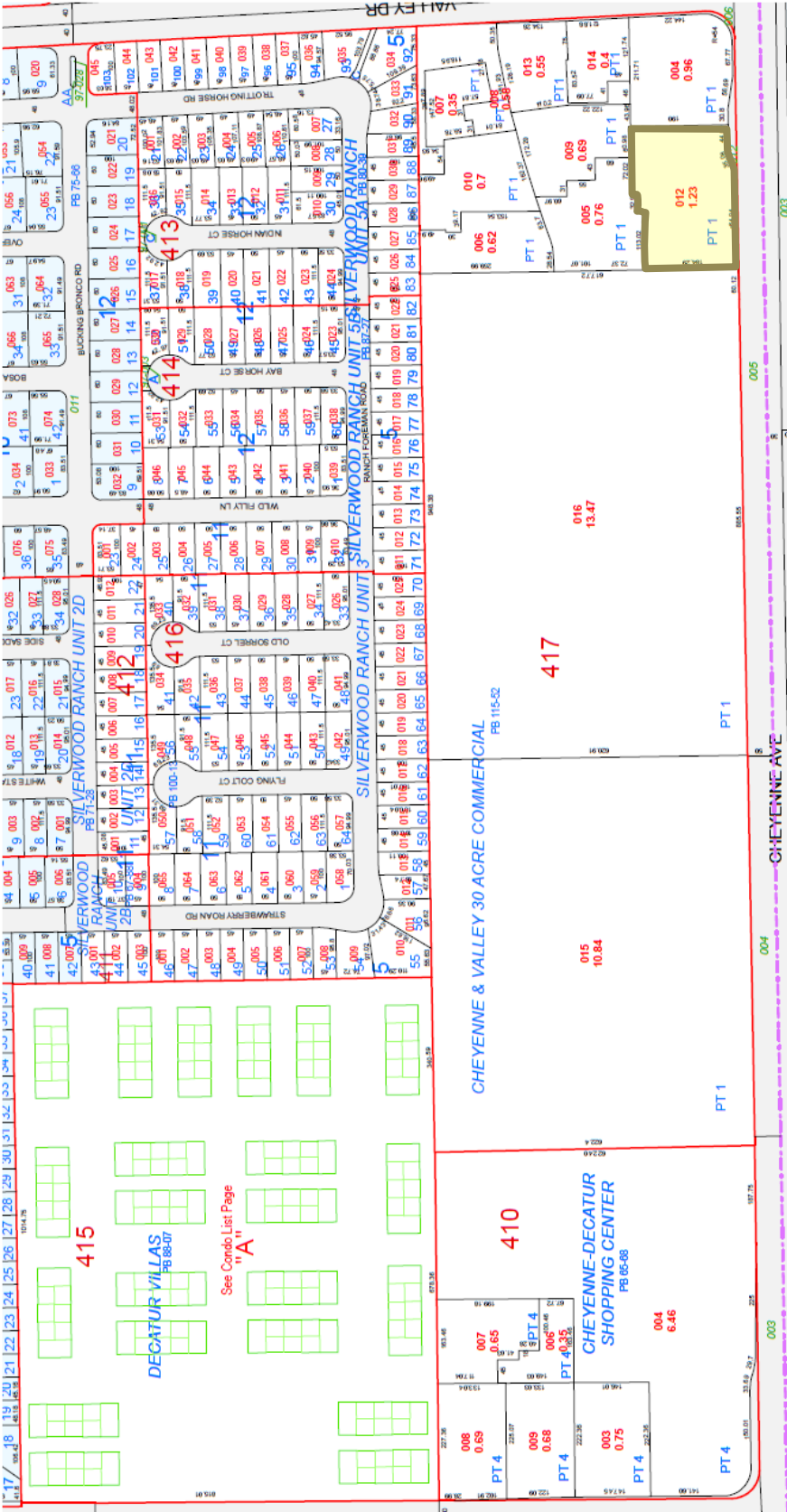
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S 2 SW 4

139-07-4

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55

Scale: 1" = 200' Rev: 02/09/2011



TAX DIST 250

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