

EXCLUSIVE LISTING!

10,085 SF Office/Comm Bldg- Listed for \$3,999,000
6030 S Jones Blvd #100 Las Vegas, NV 89118



- APN # 163-36-210-001
- 10,085 S.F. Building
- Lot Size 37,897 S.F.
- Unincorporated Clark County Spring Valley jurisdiction
- Planned Land Use-Neighborhood Commercial
- Zoned CP-Commercial Professional
- Inside the S. Jones Professional Park
- Sidewalks with curbs and lights, ample parking
- Rent \$22,000 / 6% return
- Lease commenced April 3, 2023 -60-month initial term. Tenant shall have one Five (5) year option to Extend the lease at the expiration date on April 3, 2028.



Mark Anthony Rua
Brokers

REAL ESTATE CONSOLIDATED

S.026655

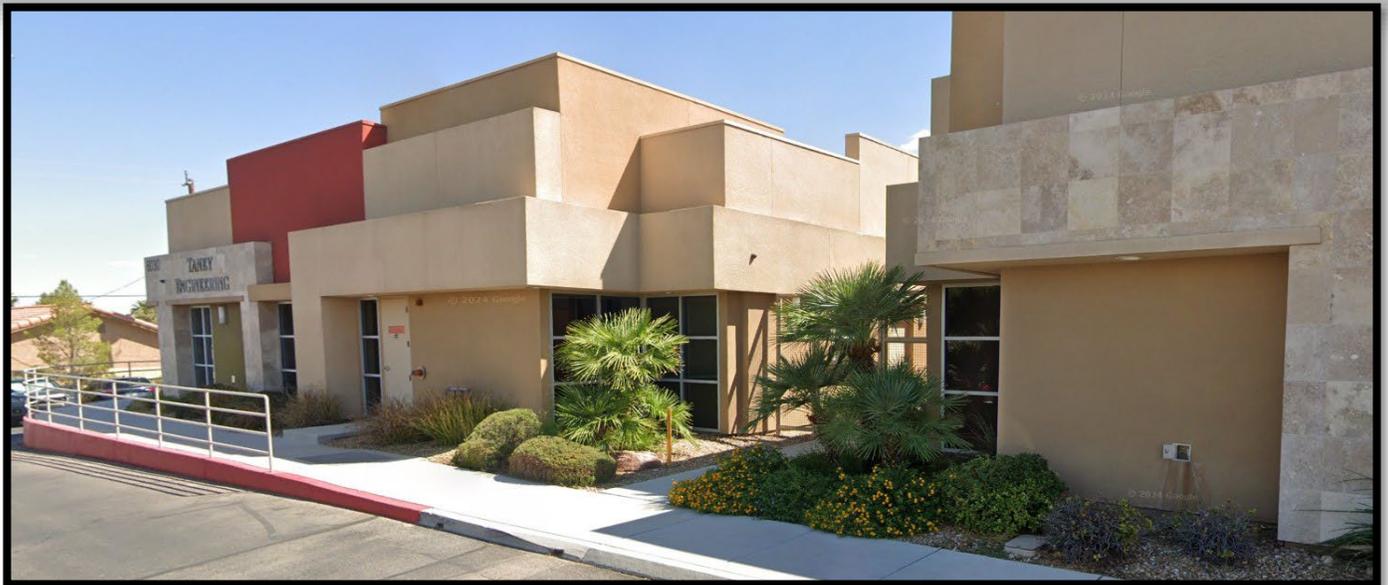
Office: 702-992-7534
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2855 St Rose Parkway, Suite 100, Henderson, NV 89052
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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

163-36-2

S 2 NW 4

36

T21S R60E

137 138 139 14
 164 163 162 16
 175 176 177 17
 193 192 191 19

Rev: 5/17/2023
 Scale: 1" = 200'

MAP LEGEND

Parcel Boundary
 Sub-Boundary
 Road Easement
 Match/Leader Line
 Historic Lot Line
 Historic Sub-Boundary
 Section Line

Condominium Unit
 Air Space PCL
 Right of Way PCL
 Sub-Surface PCL
 Block Number
 Sub-Lot Number

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 1:100,000 ORIGINAL



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