



Now Available For Sale

3890 WEST ANN ROAD

NORTH LAS VEGAS, NV 89031

—

INCREDIBLE OPPORTUNITY FOR
OWNER/OCCUPANT OR INVESTOR

GARDEN STYLE PROFESSIONAL OFFICE BUILDING

- * Located in the Ann Professional Plaza.
- * Single story building in Commercial Condo HOA.
- * Current building design has Professional Office Suite, shared Common Areas, and Executive Suites.
- * Owner will vacate or willing to sign new 3-year Lease and remain as a Tenant.
- * Zoned General Commercial (C-2).
- * Abundant parking- 4 covered spaces and curbside and open parking spaces.
- * Conference Rooms, Kitchen, Design/Copy prep areas, Restrooms.
- * Executive Suites are all leased for immediate revenue to new Owner.
- * Close proximity to 215N / Decatur interchange.
- * Signature property in the Development.

\$2,195,000

LIST PRICE

7,150

BUILDING SIZE (SQ.FT)

5%

CAP RATE

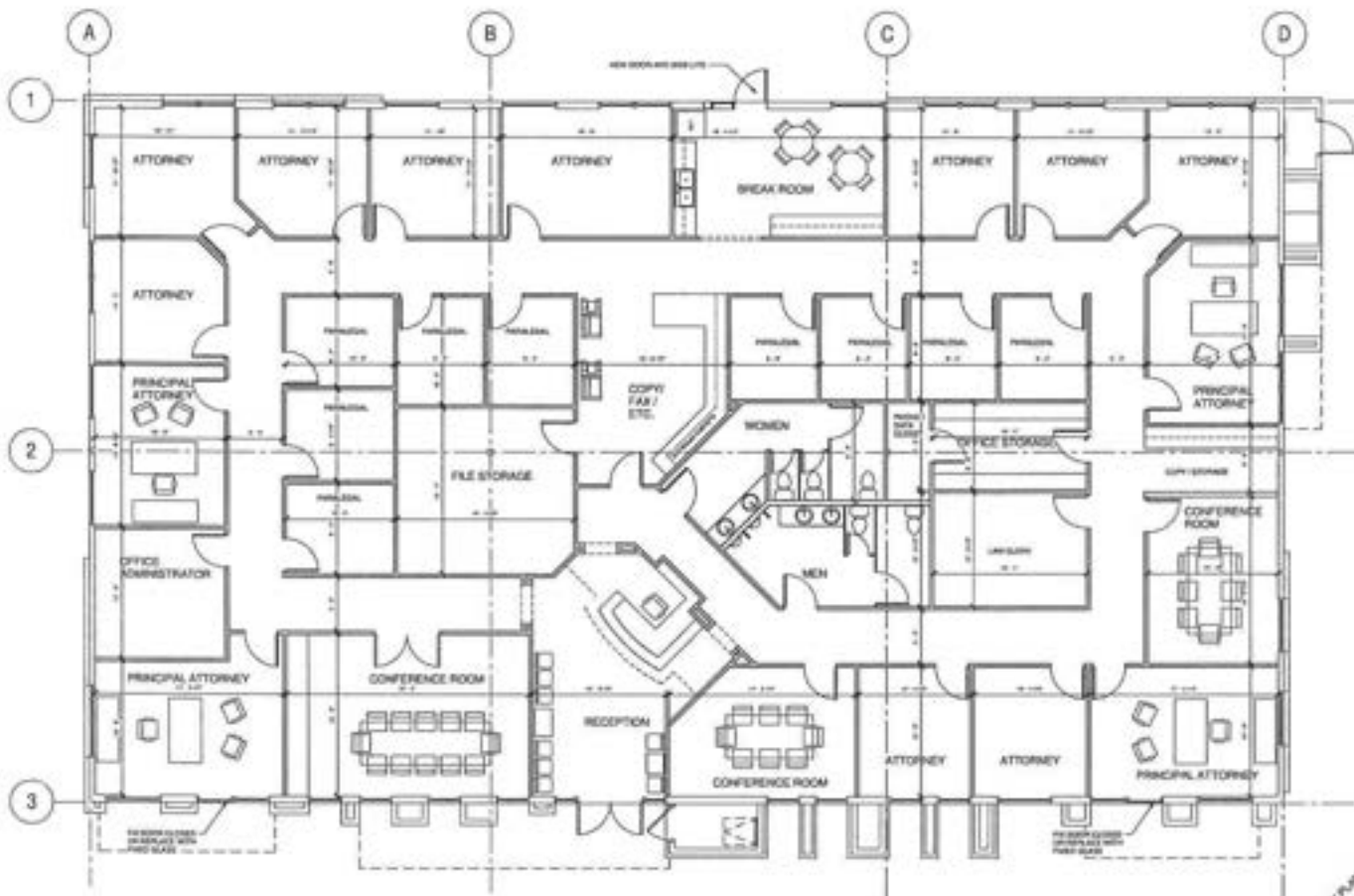
Covered/Open

PARKING SPACES

2007

YEAR BUILT

BUILDING CLASS	B
TENANCY	MULTI
NO, STORIES	1



STATE OF NEW YORK
JULY 1827
NEW YORK

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1 OF 2

PREPARED BY JAMES
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