

7836 West Sahara Ave

LAS VEGAS, NEVADA



IS LUXURY

REAL ESTATE

7836 WEST SAHARA AVENUE

Location, location, location... Here you have it! Adjacent to the prestigious Lakes community, in Las Vegas, Nevada, sits the perfect opportunity to own a commercial office building in a prime area, ideally situated for easy public access. This structure offers almost 4800 square feet of usable space, boasting 11 offices and a storage room. There is a large conference room, kitchenette/breakroom, and an elegant, professional reception area upon entry. The complex offers a high level of visibility and easy accessibility for its tenants and their clients. There is ample parking, and it is conveniently and centrally located near retail shopping and fabulous restaurants.

- 4,800 square foot building on 0.14 acre lot
- \$354 per Sq Ft
- APN# 163-04-814-010
- Zoning: O, Las Vegas
- Building Height: 1 story
- Building FAR: 0.76
- Built in 2003
- High level disability and easy access for tenants and clients
- Conveniently and centrally located near retail and fabulous restaurants.
- Ample parking
- 10 deeded covered parking space

COMMERCIAL
LISTING

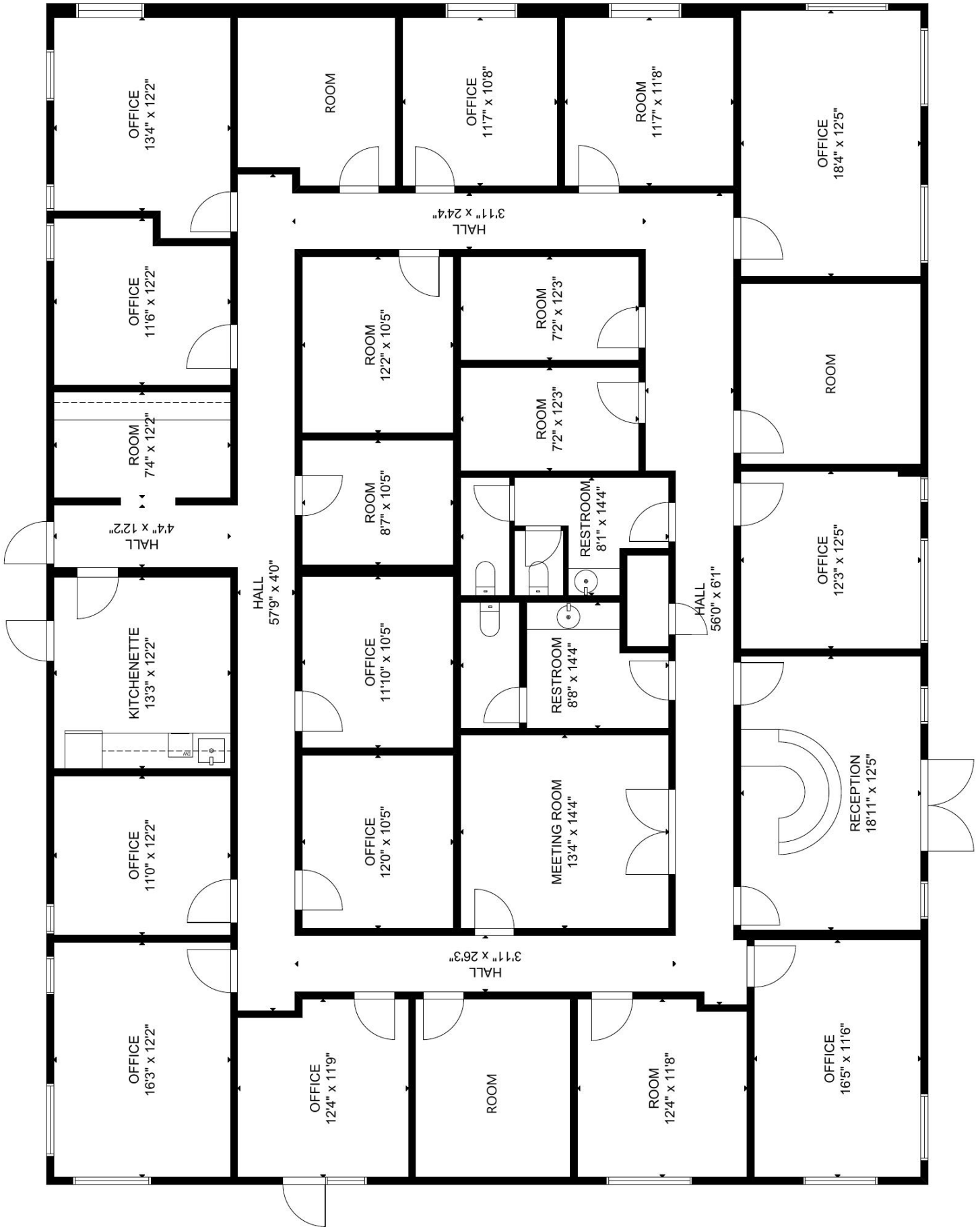




ABOUT THE PROPERTY

Additionally, there are 1 and 9 additional rooms respectively, which can function in any capacity: storage or smaller offices. Both properties have large conference rooms, kitchenettes/breakrooms, and an elegant, professional reception upon entry. The complex offers a high level of visibility and easy accessibility for its tenants and their clients. There is ample parking, and it is conveniently and centrally located near retail shopping and fabulous restaurants.





7836 WEST SAHARA AVENUE









7836 W Sahara Ave

4,800

SQFT



36





7836

Angels of Las Vegas

CORONADO BAY
BUSINESS PARK

7875
PHO O.C.

SIZE UP

#1 CHOICE IN
LAS VEGAS

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

CHIP MADSEN

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