

TWO DOWNTOWN LAS VEGAS OFFICE BUILDINGS TOTALING 5,524 SF FOR SALE \$279,990/ \$50.69 per SF

618 S. 11th Street and 620 S. 11th Street



2 Minutes from the Federal Courthouse building
3 Minutes from Clark County Regional Justice Center
4 minutes from the World Market Center and Las Vegas Premium Outlet Mall



MARK ANTHONY RUA

"Land & Income Property Sales"

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618 S. 11th Street and 620 S. 11th Street
Las Vegas, Nevada 89101

FOR SALE

\$279,990/ \$50.69 per S.F.

Two free standing, one story office buildings for sale. Together they total 5,524 square feet. Seller just had the interior and exterior walls painted. Located in the Las Vegas downtown professional district, north of Charleston Blvd.

618 South 11th Street (APN 139-34-811-011)
Approximately 800 square feet is leased at \$0.50 per square foot. Building totals 2,762 square feet of commercial office space, built in 1953. Four separate offices, and one restroom. Zoned (P-R) Professional Offices and Parking.

620 South 11th Street (APN 139-34-811-010)
Approximately 1,600 square feet is leased at \$0.50 per square foot. Building totals 2,762 square feet of office space. Converted from a single-story multi-family residence to a professional business office. Constructed in 1953. Zoned (R-3) Limited Multiple Residence District.



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