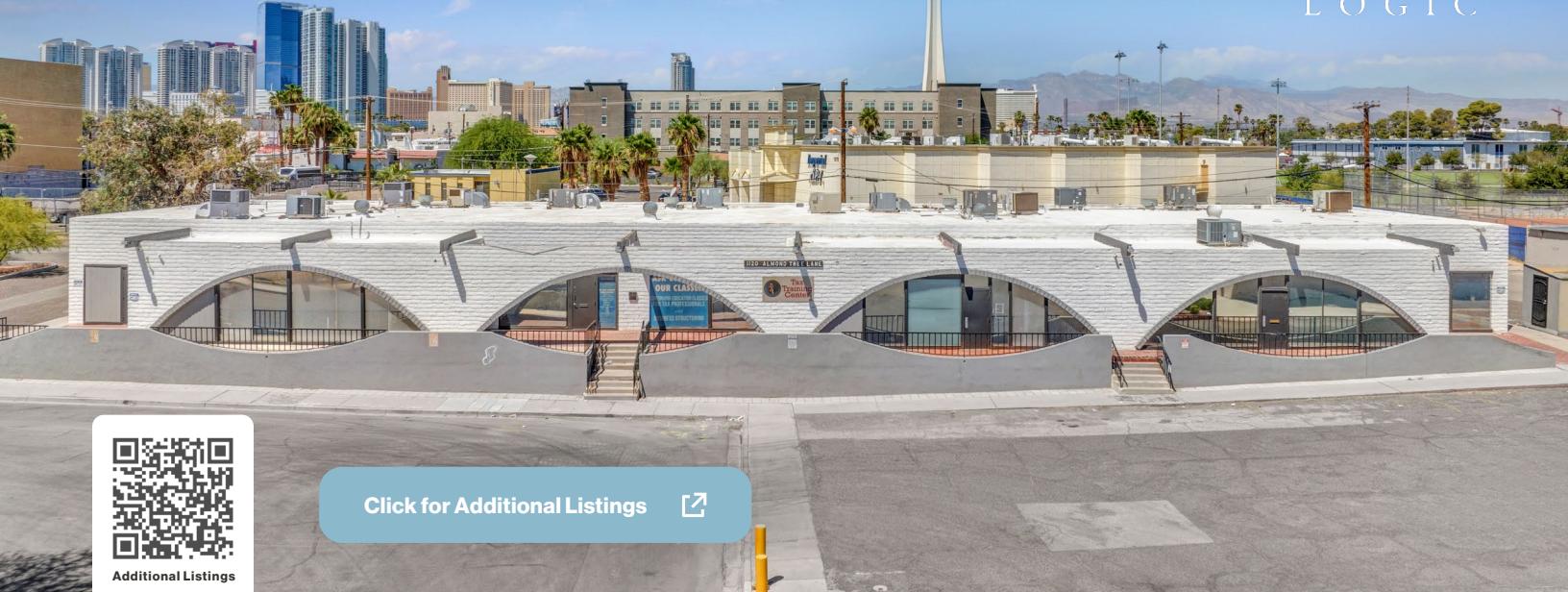


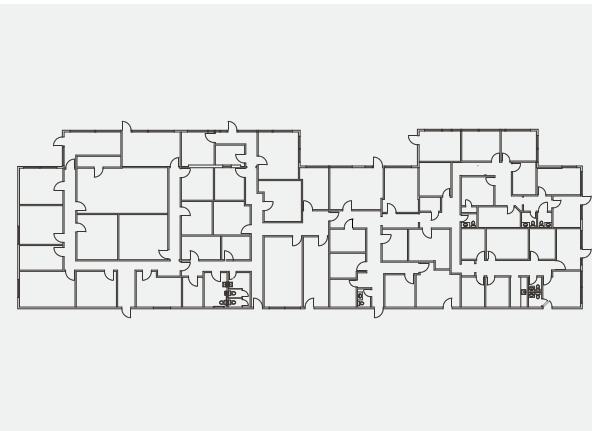
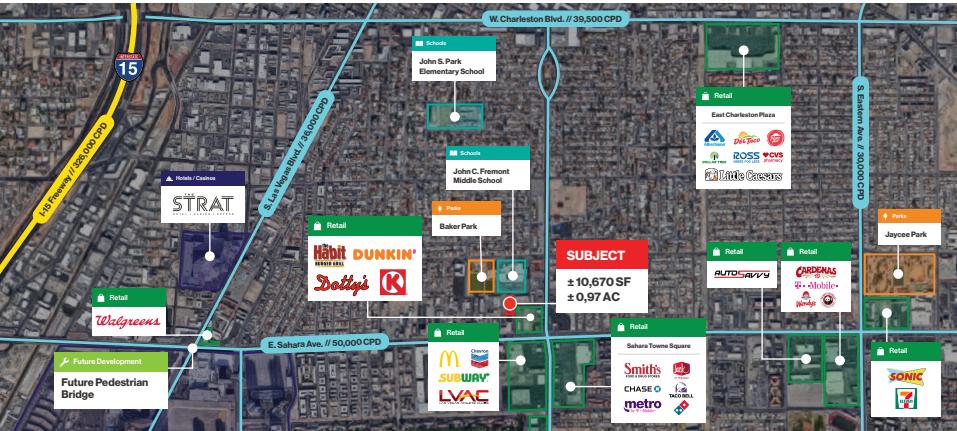
For Sale

# Low Vacancy Exec. Suite or Owner-User East Side Office Building



Click for Additional Listings 

Additional Listings



**\$2,590,000 (\$232 PSF)**  
Offering Price



**± 10,670 SF**  
Total Square Footage



**7.2%**  
CAP Rate



**± 0.97 AC**  
Total Acreage



**C-1**  
Zoning

1120 Almond Tree Ln.  
Las Vegas, NV 89104

- Net annual income of \$186,480
- Low vacancy month-to-month office executive suites with solid tenants
- Located next to the corner of East Sahara and South Maryland Pkwy.
- Recently renovated interior



**Scott Donaghe**  
Senior Vice President  
S.0172934  
C. 310.880.8054  
sdonaghe@logicCRE.com



**Adrian Pak**  
Vice President  
S.0200217  
C. 702.538.6802  
apak@logicCRE.com

**702.888.3500** | LogicCRE.com | 3900 S. Hualapai Way, Suite 200, Las Vegas, NV 89147

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



