

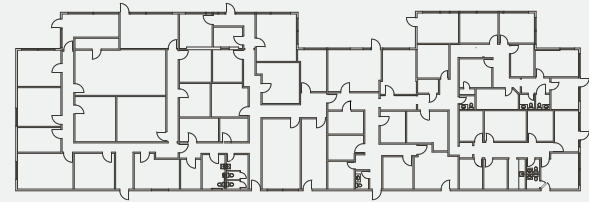
For Sale

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



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\$2,590,000 (\$232 PSF)

Offering Price



± 10,670 SF

Total Square Footage



6.7%

CAP Rate



± 0.97 AC

Total Acreage



C-1

Zoning

1120 Almond Tree Ln.
Las Vegas, NV 89104

- Net annual income of \$172,583
- 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

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