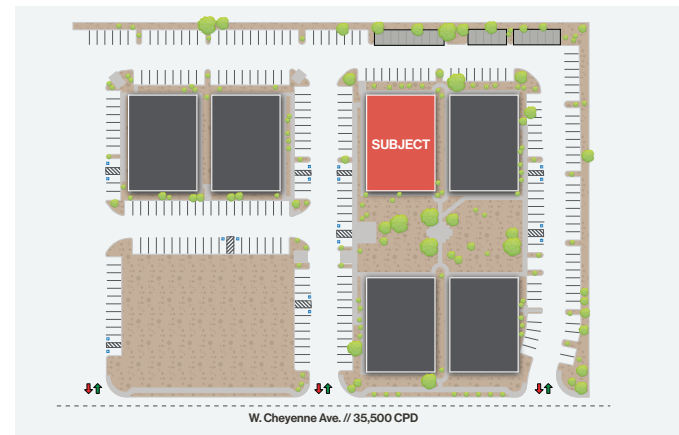
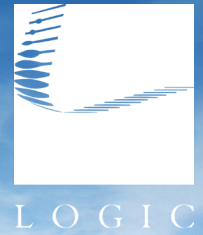


For Sale

# Fully Leased Single-Tenant Triple Net (NNN) Property



**\$1,980,000 (\$247 PSF)**

Offering Price



**± 8,000 SF**

Total Square Footage



**6.0 %**

CAP Rate



**± 0.24 AC**

Total Acreage



**PUD**

Zoning

3460 W. Cheyenne Ave.  
North Las Vegas, NV 89032

- Net Annual Income: \$118,906.44 w/ 3% annual increases
- Leased to Chrysalis, a national non-profit
- Located directly across from NLV airport in a professional office park
- Tenant is in a NNN lease occupying the whole building
- Contact broker for additional details on lease, term, etc.

## Scott Donaghe

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