

OFFERING MEMORANDUM | Commercial Office Building

2220 Nevada West | Pahrump, NV 89048



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Commercial Plaza Building

2220 Nevada West
Pahrump, NV 89048

 SALES PRICE: \$990,000

 TOTAL UNITS: 3 with multiple offices in each unit

Rentable Square Feet:	3069 SqFt
Lot Size (Approximately)	0.89 AC
Construction Year	1990

Financial Overview (Yearly)

Operating Expenses	\$1,628
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OWC Terms

Loan Amount	\$740,000
LTV Ratio	75%
Interest Rate	7%
Amortization Period	30 Years
Monthly Payment	\$4,923.24
Down Payment	\$250,000



Summary of Terms

Property for sale at 2220 Nevada West BLVD located in Pahrump, NV. Property consists of 1 commercial building totaling 3,069 SqFt of rentable space. Currently offering 3 offices with office rooms, restrooms, a break room and shared back common area. Total space on .89 acres.

Terms of Sale

Seller offers financing at 7% amortized over 30 yrs with a \$250,000 down and a balloon payment for remaining balance in 7 years. Monthly payments principal and interest would be \$4,923.24 with no prepayment penalty. Terms are negotiable.

Property Tours

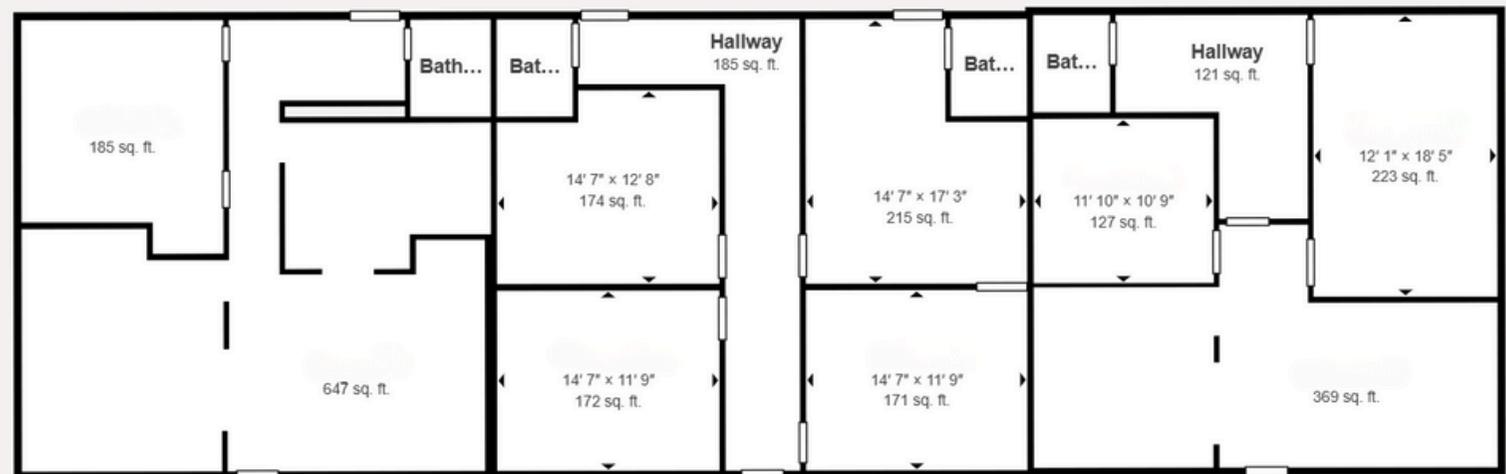
Seller is open to property tours anytime as it is vacant. Property tours must be arranged with Access Realty listing agent Christina Cummins. Please use the following link to view the matterport

<https://mailstat.us/tr/t2/a946747/cfo58dd3t2g4q6/1/https://my.matterport.com/show/?m=7SK6SBRhSM7&mls=1>



Investment Highlights

- Located off of HWY 160
- 125 feet of HWY frontage
- 45 miles west of Las Vegas
- All single-story units
- Unit 1 updated in 2021
- Large monument sign included
- Each unit has a bathroom
- Each unit has at least 3 office's
- Shared break area at the back of the building.
- 23 spot's for parking



Matterport Property Report:

2220 Nevada West Blvd

Gross Floor Area - Full Property 3,058 sq. ft. | Floor 1 3,058 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



Property Overview

Property consists of 3 units. Each unit has it's own bathroom and a minimum of 3 closed off offices. Unit 1 was updated in 2021 and was receiving a rent amount of \$1,500. Unit 2 has two bathrooms with 4 total offices and was receiving \$1,200 monthly rent. Unit 3 has a large conference room or large office space with a front waiting area and was receiving \$1,200 in rent.

Infrastructure

THE OFFERING

Property	3 unit Commercial Building
Property Address	2220 Nevada West BLVD Pahrump, NV 89048
Assessor's Parcel Number	035-441-01

SITE DESCRIPTION

Total Units	3
Rentable Square Feet	3,069
Year Built	1990/2021
Lot Size	0.89 Acres
Type of Ownership	Fee Simple
Land for Additional Development	

Neighboring acre across the street potential or building into the parking lot

CONSTRUCTION

Foundation	Concrete Slab
Exterior Walls	Woodframe/stucco
Roofing	Shingles
Parking	Paved 23 spots Including a carport on the side of the building





The Surrounding small towns have nothing but a few Mom & Pop stores.
 They come to the closest Shopping, which is the Pahrump Valley Junction.
 Increasing the weekend population by an estimated 10,000-15,000.

