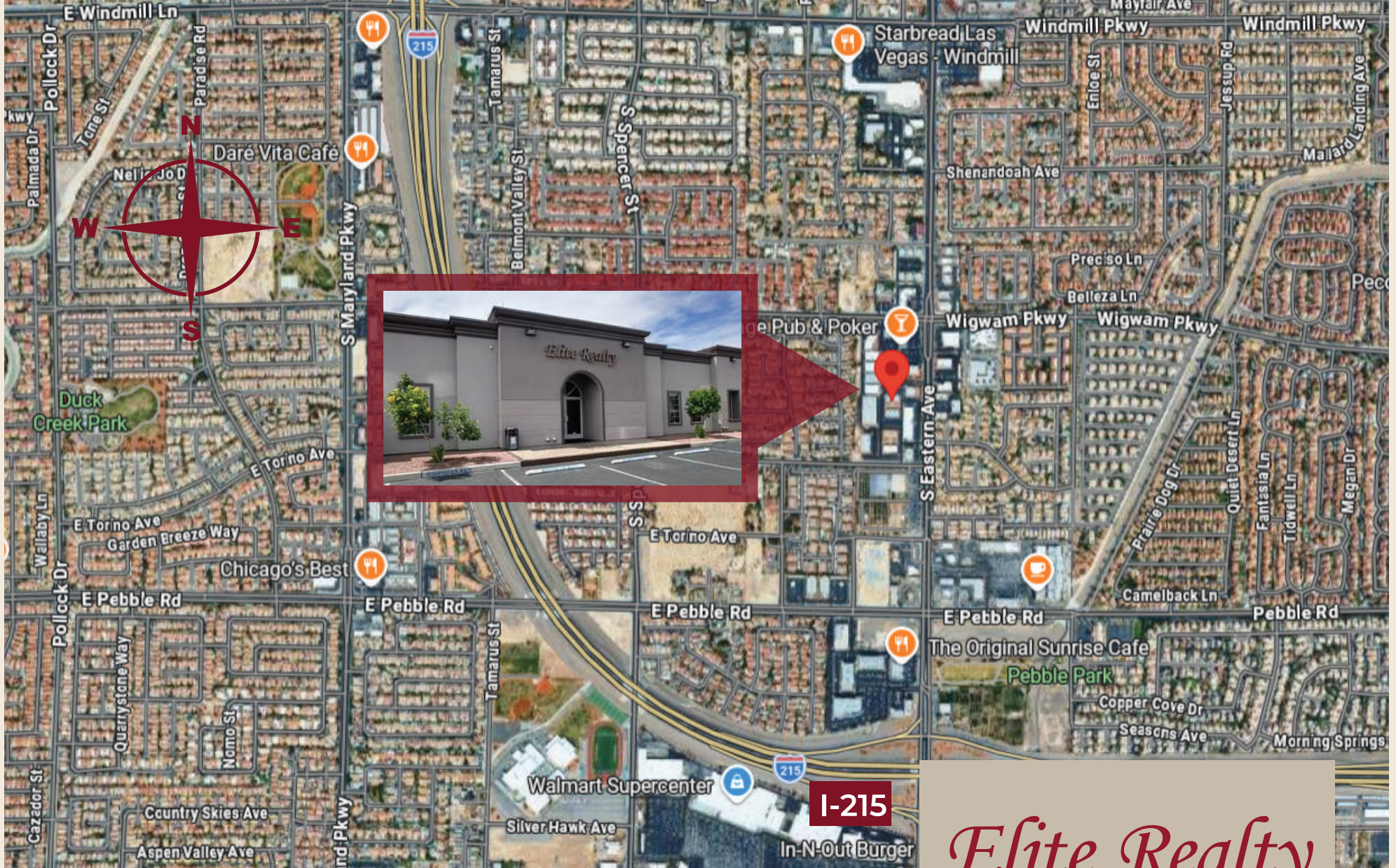




8625 S Eastern Ave

Elite Realty
COMMUNITY LEADERS EST. 1991

7942 W Sahara Ave,
Las Vegas, NV 89117

702-228-7227

Property Video

8625 S Eastern Ave
Las Vegas, NV 89123



[CLICK HERE for link to listing](#)

Executive Summary

Presenting a 7,268 sq ft turnkey office building offering exceptional functionality, prime access, and rare owner user / investor flexibility. Located just off Eastern Ave., this property provides ample parking for staff and visitors alike.

Inside, the floorplan is optimized for modern business needs: sixteen (16) perimeter offices, two (2) conference rooms, four (4) restrooms, a spacious 50' x 32' bullpen, and a dedicated 36' x 26' classroom/open area. Fire sprinklers throughout add peace of mind and compliance readiness.

For buyers seeking versatility, the building can be cleanly divided into two suites, allowing you to occupy one side while generating rental income from the other. This dual use capability also positions the property to qualify for the SBA 10% program, making it an attractive and attainable acquisition for growing companies. The location is zoned (CG) Commercial General which is one of Clark County's broadest zoning commercial designations allowing for many different kind of users. Examples of businesses that CG zoning allow for are:

- Medical & Healthcare Users (primary care, specialists, dental, therapy, diagnostics, outpatient services)
- Professional Offices (Law, Accounting, Real Estate, Insurance)
- Retail & Consumer Services
- Restaurants & Cafés
- Fitness & Wellness
- Hospitality & Lodging
- Limited Auto-Related & Light Commercial Uses



SHOWINGS

Showings are by appointment only!

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Floor Plan





INVESTMENT HIGHLIGHTS

- Office Property with Commercial Zoning (CG)
Allows for many different uses.
- Easy access off of Eastern
- Two conference rooms
- Property can easily be demised for owner user
buyers looking to lease half the building.
(Qualifies for SBA 10% down buyers)
- Four restrooms (ADA compliant)
- Sprinklers

PROPERTY FACTS

8625 S Eastern Ave

Sale Type
Property Type
Property Subtype
Tenancy
Building Size
Building Class
Year Built
Price
Price Per Sq Ft
Building FAR
Building Height
Lot Size
Parking
Zoning

Investment or Owner User

Office
Medical
Single
7,268 sq. ft.
A

2005
\$2,990,000
\$411.39

0.18
1 Story
0.93 AC

30 Spaces (4.13 Spaces per 1,000 SF Leased)

Commercial General (CG) -
Commercial General (CG) zoning is one of the county's broadest commercial zoning designations in Clark County, Nevada.

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EXTERIOR

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A modern office interior featuring a central reception desk with a dark wood base and a light-colored, textured countertop. Two large, spiral-shaped pendant lights hang above the desk. To the left is a bright orange leather armchair, and to the right is a white leather sofa. The background wall is dark with a large, abstract, textured artwork. The floor is made of large, light-colored tiles. A red fire alarm pull station is visible on the left wall.

INTERIOR

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